

# Co-op Coalition Survey: Sublet-Rental Policies (9-2023)

15 co-ops responded.

**Sent:** Tuesday, September 5, 2023 at 03:32:52 PM EDT

**Subject:** CO-OP SURVEY - SUBLET-RENTING POLICIES IV (REP) (DUE 9-18)

In the past several years Coalition members have requested several surveys concerning various issues related to sublet-renting practices. One of our members has several questions on matters that have not been directly asked previously concerning sublet-renting policies and procedures.

Thanks in advance for helping another Coalition member. Please reply by Monday September 18, 2023. The questions follow:

1. How many units are in the cooperative building?
2. How many of those units are permitted to be rented at any given time?
3. Is the rental cap a requirement of the underlying mortgage?
4. Are pets allowed for the rentals?

Best regards,

Janet Sten, Director

DC Cooperative Housing Coalition

[www.CoopsDC.org](http://www.CoopsDC.org)

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<40 units	<ol style="list-style-type: none"><li>1. 11 units</li><li>2. Our policy is to have only four rentals allowed so as to not exceed our 50% requirement. We reserve one space in the event if an emergency arises such as a service member being deployed. That way, we never would exceed the 50% requirement.</li><li>3. No underlying mortgage so not applicable.</li><li>4. We have a no-pets policy for the property.</li></ol>
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<40 units	<p>1. How many units are in the cooperative building? <a href="#">17 units</a></p> <p>2. How many of those units are permitted to be rented at any given time? <a href="#">0</a>; <a href="#">Rentals/sublets are not allowed in this building.</a></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <a href="#">See #2.</a></p> <p>4. Are pets allowed for the rentals? <a href="#">Small pets allowed for owners.</a></p>
<40 units	<p>1. There are 20 units in the building.</p> <p>2. Rental is generally not permitted except upon approval of the Board of Directors when an owner/shareholder is on temporary employment assignment. There are no current apartments in rental status in the building.</p> <p>3. No applicable</p> <p>4. Pets are not allowed in any residence in the building at this time.</p>
<40 units	<p>1. 21 units</p> <p>2. No cap on the number of rentals</p> <p>3. No underlying mortgage</p> <p>4. Pets allowed, with conditions; no distinction between shareholders and renters.</p>
<40 units	<p>1. There are 30 units</p> <p>2. We have no specific limits, but our policy discourages rentals.</p> <p>3. No rental cap and no underlying mortgage.</p> <p>4. The policy for rentals is the same as the regular policy. Dogs are not allowed. Cats are allowed.</p>
40-60 units	<p>1. How many units are in the cooperative building? <a href="#">Our building has 39 shareholder-owner units and one unit owner by the cooperative, total 40 units</a></p> <p>2. How many of those units are permitted to be rented at any given time? <a href="#">Our bylaws and house rules require, based on research with banks that offer share loans to individuals for purchase or refinance of shares, that our building be 80% owner occupied. Some lenders calculate percentage based on number of units and others on number of shares. Our experience is that the smaller units are more likely to be subleased, so we have never run into a problem with regard to units/shares calculations.</a></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <a href="#">We do not have an underlying mortgage.</a></p> <p>4. Are pets allowed for the rental? <a href="#">This is determined by the unit owner; Our building does not allow dogs in any apartment except service animals as required by ADA.</a></p>
40-60 units	<p>1. How many units are in the cooperative building? <a href="#">50 units</a></p> <p>2. How many of those units are permitted to be rented at any given time? <a href="#">We don't have</a></p>

	<p>a cap.</p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>We don't have an underlying mortgage.</b></p> <p>4. Are pets allowed for the rentals? <b>We don't allow dogs in the building, but smaller (not noisy) pets such as cats are allowed for owners and renters.</b></p>
40-60 units	<p>1 How many units are in the cooperative building? <b>There are a total of 53 units in the building. Of those, there are 52 stockholder units, and 1 unit that is a co-op owned apartment that is rented and managed by the co-op.</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>Of those 52 stockholder units, a maximum of 5 may be rented out at the same time, but these are subject to limited, legitimate absences, e.g. serious illness of stockholder or stockholder's family member, non-permanent job transfer away from DC area, etc. The duration limit is 2 years.</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>There is no underlying mortgage.</b></p> <p>4. Are pets allowed for the rentals? <b>Yes, subject to the same rules as owner-residents.</b></p>
40-60 units	<p>1. We have 52 apartment units in our building.</p> <p>2. Our House Rules impose a limit of 5 units that may be sublet at the same time. That limit may be waived by the Board for a short period if specially justified.</p> <p>3. The cap is not a requirement of the underlying mortgage.</p> <p>4. At the current time, pets are allowed for renters, subject to conditions that apply to any resident of the building, including a requirement that the Board approve acquisition of any pet.</p>
40-60 units	<p>1. How many units are in the cooperative building? <b>58</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>15</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>Yes, but our Co-Op rules go beyond the requirement.</b></p> <p>4. Are pets allowed for the rentals? <b>Yes, consistent with rules for owners (no dogs)</b></p>
40-60 units)	<p>1. How many units are in the cooperative building? <b>60</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>With permission from the board of directors and after 1 year of membership, the board will allow sublets for a 12 month period--sublease agreement required.</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>N/A</b></p> <p>4. Are pets allowed for the rentals? <b>Yes</b></p>

100-250 units	<p>1. How many units are in the cooperative building? <b>143</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>At this time there is no limit.</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>No mortgage</b></p> <p>4. Are pets allowed for the rentals - <b>No</b></p>
100-250 units	<p>1. How many units are in the cooperative building? <b>170</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>We have a very strict sublet policy, only allowed under special circumstances. There are no more than 3 units currently rented.</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>We have no underlying mortgage.</b></p> <p>4. Are pets allowed for the rentals? <b>We do not allow pets in general.</b></p>
100-250 units	<p>1. How many units are in the cooperative building? <b>240</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>We have no limit.</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>No</b></p> <p>4. Are pets allowed for the rentals? <b>Yes</b></p>
100-250 units	<p>1. How many units are in the cooperative building? <b>273 Units in Coop</b></p> <p>2. How many of those units are permitted to be rented at any given time? <b>54 units Max (20%)</b></p> <p>3. Is the rental cap a requirement of the underlying mortgage? <b>Yes, Mortgage Rental Cap</b></p> <p>4. Are pets allowed for the rentals? <b>No (unless service/support).</b></p>