

## **.09 SQUARE FOOTAGE**

Existing dwelling units of any type should have sufficient living area to be acceptable to typical purchasers or tenants in the subject market area. The appraiser must use comparables of similar size to support the general acceptability of a particular property type.

The minimum square footage requirement for newly constructed properties is 600 square feet of gross living area for 1-4 unit properties. On existing 2-4 unit residences, all units must meet the minimum requirement. Exceptions to the minimum square footage will be made on a case-by-case basis.