



Eight-Person Rental Occupancy Cap Extended to 2028

Description

The temporary cap of eight unrelated occupants now runs until 31 December 2028 for four-room or larger HDB flats and private homes of at least 90 sq m. It is an upper limit, not automatic approval for every address.

A landlord, tenant or managing agent checking whether eight unrelated occupants may lawfully share a Singapore home faces a narrower question than the headline suggests: test property eligibility, obtain the right approval or registration and avoid confusing the temporary cap with automatic permission. The table separates the branches that change the answer before the practical checks and worked example.

Choose the branch before acting

Situation	Practical next step
Four-room or larger HDB flat	Check HDB rental eligibility and approval before adding occupants
Private home at least 90 sq m	Register the occupants and meet URA’s conditions
Smaller flat or private home	The usual six-person cap continues to apply
Family household plus unrelated tenants	Count and classify every resident under the applicable rules

First pass: property size and housing type

URA extended the temporary relaxation to 31 December 2028. It covers four-room and larger HDB flats, and private residential properties with at least 90 sq m of floor area. Smaller dwellings do not gain an eight-person allowance. [URA occupancy-cap extension release](#).

The rule concerns unrelated occupants. Owners should list every person who will reside at the address, identify family relationships, and test the actual household against HDB or URA requirements instead of

assuming that eight names always fit. [URA occupancy-cap extension release](#).

HDB and private homes use different routes

An HDB owner must still meet the conditions for renting out the whole flat or bedrooms, obtain approval where required and register tenants. The temporary numerical cap does not override the minimum occupation period, citizenship, bedroom or tenant-eligibility rules. [HDB renting-out regulations](#).

For a qualifying private home, registration and other residential-use controls still apply. A tenancy agreement should not promise occupancy before the owner has checked the property's approved floor area and the live registration route. [URA occupancy-cap extension release](#).

Make the household file auditable

Keep the owner's approval, property-size evidence, tenancy agreement and a dated occupant register together. When someone moves in or out, update the controlling record rather than waiting for renewal. This reduces mismatches during inspections or service applications. [URA occupancy-cap extension release](#).

Also test whether bedrooms, sanitary facilities, ventilation, fire safety and shared-space arrangements remain workable. Passing a numerical cap is not proof that the household is safe, comfortable or compatible with building by-laws. [URA occupancy-cap extension release](#).

Plan for the temporary end date

The eight-person cap is time-limited. A tenancy extending beyond 31 December 2028 needs a clause that allows lawful adjustment if the cap is not extended again. Do not represent the current relaxation as a permanent feature of the property. [URA occupancy-cap extension release](#).

Landlords should avoid collecting deposits for an occupancy plan that depends on unconfirmed approval. Tenants should ask to see the official approval or registration rather than rely on an agent's message or a room listing. [URA occupancy-cap extension release](#).

Put the numbers or sequence to work

A landlord has a 95 sq m private apartment and proposes leases to eight unrelated adults through 2028. The size threshold is met, but the owner still verifies the approved floor area, registers the occupants and adds a lawful-occupancy clause. If the same apartment were 88 sq m, the temporary eight-person cap would not apply; marketing it for eight would be the wrong starting point.

The example is a planning model, not a quoted price, official calculator result, medical instruction or promised outcome. Replace its assumptions with the issued notice, live service, signed contract, current timetable or professional advice that controls the real decision.

Before you commit

1. Confirm HDB flat type or approved private floor area
2. List every intended resident and relationship
3. Use the HDB or URA approval route
4. Do not collect money before eligibility is checked
5. Update the occupant register after changes
6. Check building and fire-safety constraints
7. Plan for the 31 December 2028 end date

A useful working note combines a **housing-type and floor-area eligibility matrix** with a **lease-end-date control for the temporary 2028 rule**. Enter only details that can be tied to a current document or live record.

Missteps that change the answer

- Treating eight as an automatic entitlement
- Using advertised floor area without verification
- Forgetting existing residents in the count
- Ignoring HDB tenant-registration duties
- Writing a lease that assumes the cap is permanent

If one of these conditions appears, pause before payment, submission, travel or implementation and reconcile it through the relevant official service. Save the issued result or acknowledgement; a search snippet or forwarded screenshot cannot establish a current entitlement.

Check the household after every move

The occupancy file is not finished when the lease is signed. Add a move-in and move-out control, check whether any bedroom use changed, and reconcile names with the approval or registration. If the household reaches the cap, do not promise a replacement room until a departing occupant has actually left and the record can be updated.

Related next steps

Once this decision is settled, you may need to [separate HDB fire cover from contents protection](#). The next adjacent check is to [update owner-occupier tax status after moving](#).

Common questions

Which HDB flats can use the temporary cap?

Four-room and larger flats, subject to HDB's other rental conditions. [URA occupancy-cap extension release](#).

What is the private-home size threshold?

At least 90 sq m of floor area. [HDB renting-out regulations](#).

When does the extension end?

The announced period runs through 31 December 2028. [URA occupancy-cap extension release](#).

Rules, service details and schedules can change. Reopen the linked official page before acting when the date, eligibility, payment destination, safety instruction or live availability is decisive.

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