



THE REPUBLIC OF ICENIA

Municipal Housing Act

This document, last compiled by **Creepily**,
includes all legislation enacted and amended
up to and including the **Amendment to Municipal Housing Act**
passed on **24th November 2025**.

Municipal Housing Act

Section 1. Purpose

The purpose of this Act is to establish a standardized system for Municipal Housing Units (MHUs) within the City. This Act aims to increase housing availability and ensure the efficient redistribution of unused units to active citizens by incentivizing private building owners to designate units for municipal oversight, ensuring specific quality and security standards for tenants, and defining clear protocols for subsidy disbursement, unit registry, and the repossession of units due to tenant inactivity.

Section 2. Definitions

Municipal Housing Units (MHUs)

Apartment units made available for residential leasing under the oversight of the City Council. These units may be located inside privately or government owned apartment buildings or skyscrapers.

Section 3. Building and Unit Standards

Buildings containing designated MHUs must adhere to the Civilian Building Standards in Article 2, as well as the following specific standards:

1. Unit Specifications:

Each apartment unit must have:

- a. A minimum area of 20 square blocks.
- b. A minimum ceiling height of 3 blocks.
- c. Walls, ceilings, and floors reinforced with at least stone under a namelayer. MHU tenants shall have no access rights to alter or bypass these reinforcements.

2. Accessibility:

- a. Apartment floors must be accessible via lodestone or stairs.
- b. Apartment floors must be separated from the elevator room or staircase by a wall and door. The wall and doors must be reinforced under a namelayer in such a way that tenants are able to interact with the doors, but are unable to alter or bypass reinforcement.
- c. The elevator room and staircase must be accessible via street level to tenants.
- d. All items intended to be reinforced by the tenant (including the entrance, storage, and internal furniture) must be unreinforced for the MHU tenants to reinforce onto a personal group.

Section 4. Designation and Subsidies

3. The owner of a building may transfer a number of apartment units to the City Council for public leasing as MHUs in exchange for a financial subsidy. This subsidy shall be

calculated as a one-time payment of 5d per apartment unit, up to a maximum of 8 apartment units per building.

- a. The maximum total subsidy per building shall not exceed 40d.
 - b. Eligibility is contingent upon compliance with all structural and access standards outlined in this Article.
 - c. The City Council shall verify unit readiness and authorize subsidy disbursement accordingly.
 - d. Subsidies are granted only for the net increase in the number of MHUs in a given building, relative to the highest number of MHUs previously designated in that building. No subsidy shall be granted for redesignation of units that do not exceed the prior maximum MHU count.
4. The owner of the building may request to the City Council that a number of MHUs in their building to be undesignated, subject to City Council approval which shall be based upon the following requirements:
 - a. A newly designated MHU may not be undesignated by the owner within 90 days of its designation.
 - b. An MHU with a current resident may not be undesignated.
 - c. An exception to the above requirements may be made if the owner and current tenant both wish to have the MHU undesignated.

Section 5. Tenant Rights and Regulations

Tenants residing in Municipal Housing Units are subject to the following rights:

1. **Prohibition on Over-reinforcement:** Tenants are strictly prohibited from constructing or reinforcing obsidian in their MHUs.
2. **Security of Tenure:** The building owner may not independently repossess MHUs from its tenant without the consent of the tenant, or having the City Council go through the repossession procedure.
3. **Right to Modification:** Tenants have the right to reinforce and modify the interior contents of their unit, including the entrance door, storage containers, and internal furniture, provided these items are on a tenant group, personal group or unreinforced.

Tenants residing in Municipal Housing Units are subject to the following regulations:

4. **Prohibition on Structural Modification:** Tenants are strictly prohibited from modifying, bypassing, or breaking the reinforced walls, ceilings, and floors of the unit. These structural elements must remain under the reinforcement groups of the building owner.
5. **Prohibition on Over-reinforcement:** Tenants are strictly prohibited from constructing or reinforcing obsidian in their MHUs.
6. **Activity Requirement:** Tenants must maintain active status within the city. Failure to log in to the server for a continuous period of 30 days constitutes grounds for repossession.
7. **Alternate Residency:** Tenants who secure an alternate residence within the city are required to vacate their MHU within seven (7) days.

Section 6. City Administration

1. The City Council shall retain an up-to-date housing registry for MHUs, consisting of current residents and building owners.
2. The IceniaCityApartments namelayer group shall serve as the designated administrative group for MHU access control. This group shall be controlled by the City Council and utilized for securing and managing shared infrastructure, such as elevator doors and common entryways.
 - a. Building Owners are not required to utilize the IceniaCityApartments namelayer group, provided that elevators and stairwells remain fully accessible to tenants through other means.
3. The City Council reserves **the right to reposess any Municipal Housing Unit (MHU)** for releasing if the designated tenant has not logged into the server for a continuous period of **30 days**.
 - a. For the purposes of MHU repossession due to inactivity, player activity shall be determined by the City Council based on the following criteria:
 - i. Snitch detections recorded on the icenia-city-snitches network; and
 - ii. Discord message activity within official Icenia City channels during the preceding 30-day period.Absence of both snitch detections and Discord messages shall constitute grounds for initiating the repossession process under Section 7.
 - b. Prior to repossession, the City Council shall:
 - i. Place an unreinforced or stone reinforced sign in front of the MHU, containing the word "MHU Repossession", and the current date.
 - ii. Create a public discord repossession thread stating that they are repossession the MHU, as well as ping the current MHU tenant if possible/known. The building owner must be notified in the same thread.
 - c. To contest the repossession, the MHU tenant must remove the dereliction sign in front of their MHU and respond to the dereliction request in the Icenia Discord. If the property owner cannot complete both of these tasks within one week after the property owner or the Secretary of the Interior has been notified, the repossession process shall continue. An exemption may be made if the property owner is pearly, banned, or unable to access their computer, which must be made known in the repossession thread.
 - d. The repossession shall be officiated if it is not properly contested for 7 days, at which point the City Council shall:
 - i. Take screenshots of all property in the apartment.
 - ii. Store the property in a secure location accessible by the City Council and the Secretary of the Interior.
 - iii. Document the repossession date, transfer and storage of the previous occupant's property in a discord thread accessible by the City Council.
 - e. The occupant's property shall be stored for another sixty (60) days, and shall be returned to the occupant if they request for it during the sixty (60) day period.

- f. If the property remains uncollected during the sixty (60) day period, the property shall be transferred to the City Council Treasury and may be repurposed or liquidated at the Council's discretion to fund Icenia City's development
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Amendment to City Development Act

To align with the Municipal Housing Act, Article 7 (Apartment Housing) of the City Development Act is hereby repealed in its entirety. The repealed text includes previous provisions regarding housing construction fashions, owner tenant selection, floor thickness requirements, and previous subsidy models. All housing standards and regulations are now governed by the Municipal Housing Act.

Underlined and Coloured: Addition/Modification to text

Italicized, Bolded and Strikethrough: Deletion

Article 7: Apartment Housing

- ~~1. Apartment buildings or skyscrapers may be constructed in a fashion where they are able to house players within them and be made available to the City Council to do so. The building owner will be given first choice on who they want to house in their apartments. The City Council may then advertise any remaining vacant remaining units and subsequently lease them out.~~
- ~~2. These buildings must adhere to the following standards, in addition to the Civilian Building Standards in Article 2:~~
 - ~~a. A reasonable portion of the building must be dedicated to apartments.~~
 - ~~b. All apartment floors and ceilings must be at minimum, two thick and either built on a tenant group or left unreinforced so that the tenant can CTR them onto a personal group.~~
 - ~~c. Floors dedicated to apartments must be accessible via lodestone and must be separated from the elevator room by a wall and door, both of which must be built on a tenant group or left unreinforced.~~
 - ~~d. The elevator room must be accessible via street level to tenants.~~
- ~~3. The building owner will receive a subsidy of 15d and 10 emerald blocks from the Federal Treasury once interior modifications are complete and the City Council is able to advertise the vacant units.~~