

## **STUDENT HOUSING AGREEMENT AND RULES**

### **I. Purpose**

The purpose of this policy is to comply with TBR policy 3:03:01:00 Student Residence Regulations to provide residential students with expectations and direction regarding student housing.

### **II. Review**

This policy will be reviewed every year or whenever circumstances require review, whichever is earlier, by the Director of Residential Life with recommendations for revision presented to the Vice President for Student Affairs.

### **III. Definitions**

- A.** Occupant – Spouses, children, immediate family members and/or other persons residing with a student resident in a student residence facility/unit.
- B.** Reservation Deposit – A payment required by Tennessee Tech to secure accommodation within a residence facility prior to taking occupancy of a particular room, bed, or unit and is applied to the housing fee.
- C.** Student Residence Facility – Any residence hall, dormitory building, apartment, or other

1. Unless otherwise designated, all student residence facilities, including residence halls and apartments, shall be limited to occupancy by Tennessee Tech students and Office of Residential Life staff.
  - a. The Tech Village Apartments are also available, as space allows, for Tennessee Tech faculty and staff.
  - b. Residents must be full-time students to reside in the Tennessee Tech housing.
  - c. Any exceptions will be granted by the Director of Residential Life or designee.
  - d. In addition, student residence facilities may be leased to other persons in connection with programs and activities on campus when such facilities are not occupied or needed by students.
  - e. All students, with the exception of students who are prohibited by federal or state law from residing in student residence facilities for any reason, shall have an equal opportunity to reside in student residence facilities regardless of race, gender, sexual orientation, familial status, creed, color, national origin or disability, provided that separate housing may be provided on the basis of gender and familial status.
2. All freshmen are required to live in University Housing unless granted a waiver by the Director of Residential Life or designee.
3. The basis for waivers for living in the residence halls include, but are not limited to:
  - a. Students commuting from a parent's or legal guardian's home that is within a fifty (50) mile radius;
  - b. Students living with a sibling who is enrolled full-time at Tennessee Tech and is at least a sophomore status and lives within a fifty (50) mile radius;
  - c. Students with physical and/or emotional disabilities verified by a licensed physician and approved by the Disability Housing Committee or the Director of Residential Life;
  - d. Married students or single parent student;
  - e. Students who are twenty-one (21) years old by the first day of class of the semester; or
  - f. Other emergency waivers may be granted by the Director of Residential Life.
  - g. Classification of students will be established according to the number of semester hours earned and as determined by the Office of the Registrar.
4. Unless granted a waiver, a student who is registered to live in the student residence facility is required to live in the student residence facilities, will be assigned a room in one of the residence halls, is responsible for full payment of rent, and may be subject to disciplinary action for living off-campus without authorization.
5. No person who is registered, or required to register as a sex offender shall be eligible to reside in any on-campus student residence facility.
6. Pursuant to Tennessee Tech Policy 360 all new incoming students who are under 22 years of age and are living in on-campus housing are required to produce proof of adequate immunization against meningococcal disease (meningitis). Students who fail to provide





except as authorized by and allowed pursuant to T.C.A. § 9-8-301 et seq. Each student who occupies any student residence facility agrees to indemnify and hold the University harmless from and against all claims, damages or causes of action whatsoever, asserted by any person arising out of or in any way connected with the use of the premises by the student.

**C. Reservation, Deposit, Cancellation, and Refund Policies**

**1.**



3. Student residents and occupants shall comply with TBR and Tennessee Tech's student housing policies at all times. Student residents and occupants shall be responsible for compliance with same by their invited guests.
4. All students are expected to respect the personal and property rights of all other persons and of Tennessee Tech.
5. Tennessee Tech officials and agents may enter a student residence facility at all reasonable times to examine and inspect the facility/unit for maintenance, health, safety, emergency purposes or to render service and/or repairs to any unit. Any student residence facility may be searched with the consent of the student resident or any other occupant of the unit. All entries/searches, other than those described above shall be conducted in accordance with federal/state law.
6. Upon a determination that a student has violated any applicable rules, regulations, or policies, the disciplinary sanctions listed in Tennessee Tech Policy [302](#), which is incorporated herein by reference, may be imposed, either singly or in combination, by the appropriate Tennessee Tech officials.
7. Disciplinary action against a student for violating any applicable rule, regulation, or policy related to student conduct shall be conducted in accordance with the procedures described in Tennessee Tech Policy

6. All student residents who occupy any student residence unit shall maintain the unit in the same condition and repair as accepted at the commencement of the period of occupancy, and upon termination of such occupancy, shall surrender the premises in the same condition and repair, ordinary wear and tear excepted. No student resident may make any alterations, additions, or improvements to a student residence unit without the written consent of the Office of Residential Life.
7. Each student who occupies any student resident unit agrees to pay Tennessee Tech, immediately upon demand, for any and all damages to the unit, including but not limited to damages to exterior or interior walls, ceilings, floors, windows, doors, locks, hardware, plumbing fixtures, cabinets, shrubbery, lawn, appliances, fixtures, and furnishings of the unit and its surrounding premises, if such damage is caused by any act or failure to act by the student resident/occupant or guests/invitees of the student resident/occupant. Charges will be divided evenly between roommates if the responsible party cannot be identified.
8. Failure to check out of the student residence unit including failure to sign the room inventory sheet will result in a charge to the student's account.



**b. Alcohol Containers – E**

- b. An appropriate administrative staff member will follow up on an IR.
- c. Students must meet with the administrative staff member upon receiving a reasonable request. Failure to meet with the staff member may result in additional student disciplinary action.

## 9. Drugs

The use, manufacture, distribution or possession of illicit drugs on campus is prohibited. Any violation of this policy will result in disciplinary action as well as subject to applicable federal, state and local laws.

## 10. Gambling

Gambling in any student residence facility is prohibited.

## 11. Games

Balls, bikes, Frisbees, golf and other such similar items may not be used in any indoor student residence facility space.

## 12. Grievances or Complaints

Students may file complaints related to student residential housing <https://www.tntech.edu/studentaffairs/reslife/contact-us> or <https://www.tntech.edu/studentaffairs/deanofstudents/stucomplaint/>

## 13. Guest/Visitation Policies

- a. Guests/Visitor
  - i. A guest is defined as a person who does not live in the hall or apartment he/she is visiting.
  - ii. Student residents may have one (1) overnight guest of the same sex gender for no more than two (2) nights per week.
  - iii. All guests must be registered through the appropriate residence hall office.
  - iv. The host student is responsible for all actions of his/her guest(s). The guest(s) may be asked to leave or prohibited from visiting if found to be violating policies.
  - v. Host students must accompany their guests at all times.
  - vi. Hosts should coordinate guest visits with roommate(s).
- b. Visitation for members (guests) of the opposite gender.
  - Standard Visitation Hours are as follows:
    - Sun – Thu 11 am – Midnight
    - Fri – Sat 11 am – 1 am
- c. Cohabitation
  - i. Cohabitation is prohibited. For the purpose of this policy, cohabitation is defined as physically residing in another resident's room on a semi-permanent basis usually associated with a sexual or personal relationship.



## **19. Safety Policies**

- a.** All appliances must be UL/FM approved. Any electrical appliance that has an open heating element may not be used in the residence hall room. Restricted appliances include but are not limited to:
  - i.** Toasters and toaster ovens;
  - ii.** “George Foreman” grills;
  - iii.** Skillets;
  - iv.** Space heaters (electric or gas);
  - v.** Hot plates;
  - vi.** Window air conditioners; and
  - vii.** Halogen lamps.

## **20. False Fire Alarms**

## **24. Open Flames**

Open flames or live embers, including but not limited to, candles, Bunsen burners, and incense, are strictly prohibited.

## **25. Restricted Areas**

Students are not allowed in restricted areas, including but not limited to, roofs, dormers, ledges, mechanical rooms, crawl spaces, etc.

## **26. Solicitation**

- a.** Solicitation is prohibited in the student residence facilities by off-campus agencies or commercial enterprises or by students acting on his/her behalf.
  - i.** This prohibition includes all door-to-door soliciting except in the common lounges with the prior approval of the Director of Residential Life.
  - ii.** Solicitation is prohibited except as provided in Tennessee Tech's Facilities Use policy. The Director of Residential Life must approve any solicitations of fundraising.

## **27. Surveys**

All surveys conducted in student housing facilities must have the prior approval from the Director of Residential Life.

## **28. Trash**

All residents are responsible for removing their own trash and disposing of it in an appropriate dumpster.

## **29. Weapons**

Weapons of any kind, including but not limited to, actual weapons, martial arts weapons, toy weapons, air guns, paint guns, knives (over 4 inches), etc. are not allowed in the residence halls, apartments, or grounds.

## **V. Interpretation**

The Vice President for Student Affairs