

# What are the 9 Accessible Features for Building Professionals?

# FEATURES

For All Ages & Stages of Life

## 4 Ways Building Professionals Benefit from Designing Accessible Homes.

1. Fast track through the permitting process.
2. Valuable tax incentives.
3. Community recognition as a featured project on DFL website.
4. Improve your marketing — offer the opportunity for accessibility options and property tax incentives for your buyers!

### Individual Accessibility Features Eligible for Property Tax Credit

**Property Tax Credit** — runs with property — **50% of eligible costs**. Up to \$2500 less other subsidy. Amount of credit that exceeds tax imposed carries over.





**Applicability** — Expenditures in excess of \$500. Incurred within 12 months of application.

**Type of residence ownership** — Multi-family condo. Attached single family. Detached single family.

**Program annual limit** — \$100,000

**School Impact Tax Credit** — Not Applicable

### Access into the Home

-  **1 No-step front door entrance or a no-step entrance** to another location providing access to the main living space.
-  **2 Ramp** creating a no-step entrance.
-  **3 Exterior doorway** with a 32-inch clear opening, and exterior lighting controlled from inside the residence or automatic or continuously on.
-  **4 An exterior or interior elevator** or lift or stair glide unit.




### Interior Doorway

-  **5 Interior doorway** with a 32-inch clear opening.

### Accommodations for individuals with sensory disabilities

-  **6 Alarm, appliance, and control** structurally integrated to assist with a sensory disability.

### Accessible bathroom features

-  **7 Maneuverable** bathroom or kitchen.
-  **8 Walls around a toilet, tub, or shower** reinforced and properly installed grab bars.
-  **9 Accessibility-enhanced bathroom**, including a walk-in-or roll-in shower or tub.



# STANDARDS

## What are the Level I & Level II Standards for Building Professionals?

For All Ages & Stages of Life

### Level I (VISITable) and Level II (LIVEable) Accessibility Standards for Property Tax Credit

Accessibility Standards for Level I (VISITable) homes and Level II (LIVEable) homes include design elements such as a no-step entrance, and slightly wider interior doors. These elements make it easier and safer to bring in a baby stroller, move enlarged furniture, and accommodate people living with temporary or permanent disabilities as well as friends or relatives with mobility limitations.

#### The 4 design elements required to meet Level I (VISITable) Accessibility Standards

**Property Tax Credit** — runs with property — Up to \$3000 less other subsidy including school impact tax credit. Maximum credit to be applied in any tax year is \$2000 and excess credit carries over.

**Applicability** — Expenditures in excess of \$500. Incurred within 12 months of application.

**Program annual limit** — \$500,000

- School Impact Tax Credit** —
- 5% of the single family houses in project – \$500/Level I house.
  - 10% of the single family houses in project – \$1,000/Level I house.
  - 25% of the single family houses in project – \$1,500/Level I house.
  - 30% of the single family houses in project – \$2,000/Level I house.

*Applies only where there is no bonus density for Design for Life units.*

**Type of residence ownership** — Attached or detached single family.

#### Permanent Addition

- A Access into the Home**  
At least one no-step entrance
- B Place to Visit**  
Connected to an accessible route to a place to visit on the entry level
- C Powder room**  
A usable powder room or bathroom
- D Interior doorway**  
A 32-inch nominal clear width interior door

#### The 7 design elements required to meet Level II (LIVEable) Accessibility Standards

**Property Tax Credit** — runs with property — Up to \$10,000 less other subsidy including school impact tax credit. Maximum credit to be applied in any tax year is \$2000 and excess credit carries over.

**Applicability** — Expenditures in excess of \$500. Incurred within 12 months of application.

**Program annual limit** — \$500,000

**School Impact Tax Credit** — Not Applicable

**Type of residence ownership** — Attached or detached single family.

#### Permanent Addition

- A Access into the Home**  
At least one no-step entrance
- B Place to Visit**  
Connected to an accessible route to a place to visit on the entry level
- C Powder room**  
To a usable powder room or bathroom
- D Interior doorway**  
To a 32-inch clear width interior door
- E Circulation Path to Kitchen**  
An accessible circulation path that connects the accessible entrance to an accessible kitchen.
- F Accessible Bedroom**  
At least one accessible bedroom
- G Accessible Bathroom**  
A full bath