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

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.

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

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