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.
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

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** —
- 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
  - 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