



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