

Existing State Laws & Programs

LOCATION	FLORIDA	GEORGIA	TEXAS	VIRGINIA	GEORGIA	VERMONT	MINNESOTA	KANSAS	GEORGIA	ILLINOIS	OREGON	CALIFORNIA
Date	1989	1998	1999	1999	2000	2000	2001	2002	2002	2002 (will continue through 2004 or until \$1 million exhausted)	2003	2003
Name	Florida Bathroom Law	Tax Credit Incentive Program		Tax Credit Incentive Program					Easy Living Home Project	Accessible Housing Demonstration Grant Program		
Types of homes	All new single family houses, duplexes, triplexes, condominiums, and townhouses	New single-family homes that include all 4 accessibility features or retrofitting of an existing home that has one or more features.	New single family affordable housing		New single family affordable housing	New residential homes, one family or multi-family	New single family duplex, triplex, and multi level townhouses	New single family houses, duplexes, and triplexes	Single family homes, town homes and attached home of less than 4 units.		New rental housing	New Residential Housing
Subsidized / Unsubsidized	Subsidized and unsubsidized		Subsidized (state or federal funds)		Subsidized (state or federal funds)	Unsubsidized and Subsidized (state or federal funds)	(Applies only to projects financed in whole or in part by the Minnesota Housing Finance Agency)	Subsidized (state or federal funds)			Subsidized (state or federal funds) from the Oregon Housing and Community Services	
Mandatory / Voluntary	Mandatory	Voluntary	Mandatory	Voluntary	Mandatory	Mandatory	Mandatory if MHFA funds are used	Mandatory	Voluntary/Certificate Based	Voluntary/Incentive Based	Mandatory	Mandatory
<b>Architectural Requirements</b>												
Entrance to Home	Not included		At least one no-step entrance on accessible route; minimum opening 36 inches	One no-step entrance	At least one no-step entrance on accessible route; minimum opening 36 inches	One first-floor exterior door at least 36 inches wide	At least one no-step entrance	At least one no-step entrance on accessible route; minimum opening 32 inches	Zero-step entrance onto the main floor	At least one no-step entrance with a 36 inch wide entrance door	One zero-step entrance; 32 inch entry door	
Interior doors	Not included		All Interior doors on first floor minimum 32 inches	32-inch clearance at interior passage doors	All Interior doors on first floor minimum 32 inches	First floor interior doors between rooms that are at least 34 inches or open doorways that are 32 inches	All interior doors 32 inches	All door openings minimum 32 inches	All Interior doors on first floor minimum 32 inches, including bathrooms	32-inch clearance at interior passage doors		
Accessible route	Not included		36 inch wide level hallways on first floor		36 inch wide level hallways on first floor	36 inch wide level through main floor of unit	<b>Not included</b>	36 inch wide hallways and passageways on first floor			Visitable common space and hallway	
Blocking in Bathroom walls	Not included		First Floor bathroom walls reinforced	Reinforced bathroom walls and grab bars around toilet, tub and shower	First floor bathroom walls reinforced	Bathroom walls reinforced	<b>Wall blocking not included; Must be at least a half-bathroom on main level</b>	Bathroom walls reinforced		Reinforced bathroom walls	Wider door to bathroom	

Light switches, thermostat, electrical outlets, electrical panel, etc.	Not included		For first floor, max 48 inches height, minimum 15 inches height	Accessible light switches and outlets	For first floor, max 48 inches height, minimum 15 inches height	Environmental and utility controls and outlets located at heights in compliance with standards of Vermont Access Board	Not included	Reachable outlets, switches, thermostats (if multiple controls only one has to be accessible)		Environmental controls in accessible locations; electrical outlets no lower than 15 inches and light switches no higher than 48 inches	Environmental controls and light switches located at heights for easy access by those in wheelchairs	
			Electrical box must be inside building on first floor	*Also includes features outlined in the Virginia Uniform Statewide Building Code (USBC)	Electrical box must be inside building on first floor				* Trouble free usage of one bedroom, kitchen, full bathroom and living area			
<b>Added Features / Comments</b>	Shall provide at least one bathroom, located with maximum possible privacy, where bathrooms are provided on habitable grade levels, with a door that has a 29-inch clear opening.	For new single-family homes, a tax credit in the amount of \$500 is available if home provides: no step entrance, 32-inch clearing on passage doors, reinforced bathroom walls and accessible light switches and outlets.	296 homes funded by the Housing Trust Fund; Texas Bootstrap Loan Program provides up to \$30,000 in mortgage loans to low-income families.	Credit only for retrofitting an existing home; Up to \$500 for consumers who add these specific accessibility features.		Law includes a consumer education component headed by the Department of Aging and Disabilities Assistive Technology Division				Program gives \$5,000 to each builder who incorporates four specified features into each "spec" home they build. The goal was to get builders to provide these features in at least 10 percent of the homes in a housing development		AB1400 (Wolk) requires a homebuilder of any new residential housing development to offer the buyer a list of universal design options, at the buyer's expense, that would make their home accessible to a person with disabilities.
<b>Enforcement</b>	Local building departments	Department of Revenue	Department of Housing and Community Affairs	Virginia Department of Taxation	Not clearly stated			Department of Commerce and Housing staff			Oregon Housing and Community Services Department	
<b>Number of Visitable Homes Built</b>		Unknown	296 homes at end of 2001 FY; 147 units awarded funding for FY 2002-2003	For tax years 2000 and 2001, 47 claims filed to receive credit	Unknown		As of February 2003, 17 single-family homes and 338 multi-family homes funded by MHFA	As of January 2003, 12 single-family homes and 12 duplexes under construction	15 homes certified; 136 homes waiting for final inspection as of January 2003.	50 homes built; 46 more under construction in January 2003; and the participation of 21 developers		