**What are the Fair Housing Act's accessibility requirements?**

All "covered multifamily dwellings" designed and constructed for first occupancy after March 13, 1991 must to be accessible to and usable by people with disabilities.

Covered multifamily dwellings are:

* all dwelling units in buildings that have four or more units with an elevator, and
* all ground floor units in buildings containing four or more units, without an elevator.

This means:

1. An accessible building entrance on an accessible route.

2. Accessible common and public use areas.

3. Usable doors (usable by a person in a wheelchair).

4. Accessible route into and through the dwelling unit.

5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

6. Reinforced walls in bathrooms for later installation of grab bars.

7. Usable kitchens and bathrooms.

**Tips when looking for accessible apartments or condos built after March 1991:**

* If the building has 4 or more units and no elevator – it must have the seven access requirements. The interior requirements (#s 4-7) apply only to the units on the ground floor.
* If the building has 4 or more units and an elevator – it must have the seven access requirements. The interior requirements (#s 4-7) apply to every unit on every floor.

If a building is supposed to meet these requirements, but a visit to the property reveals that some or all of the requirements are missing, the person with a disability should not have to pay to make needed modifications since the building owners have a legal duty to abide by the Fair Housing Act requirements.

The easiest and quickest way to narrow down how old a building is and what accessibility it has is to call and ask.

**Keep in mind**

The Fair Housing Act accessibility guidelines only apply to dwellings with 4 or more dwelling units.

Some buildings built on hilly terrain may have a waiver to accessibility requirements.

**Know your rights!**

Every person with a disability should know their housing rights. This document does not cover everything. Please read the HUD documents that are provided with this fact sheet to learn more about your right to accessible housing, and to reasonable modifications and accommodations.