

Fact sheet on the Visitability Tax Credit

What is the Visitability Tax Credit?

It provides visitable housing to all individuals, with or without disabilities, by offering a tax credit to encourage the inclusion of the visitability features set forth in this section, which will enhance both visitability and usability for visitors and residents.

Who Qualifies?

Owners of single-family dwellings and duplexes, tri-plexes, town houses and row houses and adapted reuses of industrial and commercial buildings that are renovated or converted for multi-family residential use who during construction or renovation include the required design features.

What are the design features?

1. The residence shall provide at least one no-step entrance approachable by a firm, stable and slip-resistant path with an acceptable slope. The no-step entrance shall have a threshold of no greater than three-fourths of an inch. The no-step entrance to the residence may be located on any exterior side of the house or an entrance through the integral garage to the visitable level of the residence. Entry doors must have a minimum clear open width of at least thirty-two (32) inches and be equipped with lever handle hardware.
2. *Interior Doorways:* All interior doorways, excluding closets and doors to basement stairs, on the visitable entry floor must have a minimum clear open width of thirty-two (32) inches.
3. Circulation paths into and throughout the visitable entry level floor of the dwelling must be at least thirty-six (36) inches wide.
4. Each housing unit must have a minimum of one (1) powder room on the visitable entry level floor, with a thirty-inch by forty-eight-inch minimum clear floor space contiguous to the water closet and the lavatory. The clear space under a lavatory can be included in this measurement and clear spaces contiguous to the water closet and lavatory are permitted to overlap. Powder room doors on the visitable floor must have lever door hardware. All bathrooms and powder room through-out the residential unit shall have reinforcement of at least two inches by eight inches of blocking between the studs placed inside the walls for easy installation of grab bars if needed. Reinforcement shall be capable of supporting grab bars that resist shear and bending forces of 250 pounds or greater. Blocking should be centered at 34 inches from and parallel to the finished floor. In renovated homes only the walls in the powder room or bathrooms on the visitable floor and those on floors that have the stud walls exposed as part of the renovation process need to comply with this paragraph.

5. Light switches may not be higher than forty-eight (48) inches above the finished floor. If there are two controls for the same light, only one need be compliant with these standards. In renovated homes only the switches on the visible floor need to comply with this paragraph unless the electrical renovations extend beyond the visible floor.

6. *The path from either a vehicle parking area or a pedestrian entrance to the lot.* The path to the no step entrance shall be firm, stable and slip resistant. The grade of the path shall not exceed the following acceptable slope: 1:8 for slope length of 5 feet or less with a maximum rise of 7.5 inches; 1:10 for slope length 12 or less with a maximum rise of 14.4 inches; and 1:12 for slope length more than 12 feet. If the average slope of the property line along and contiguous to the public right-of-way exceeds the slope of 1:12, the slope of the exterior path may be greater, if necessary, to provide access to the no-step entry, but it may not exceed the average slope of the property line.

How much is the Tax Credit?

The credit shall not exceed two thousand five hundred dollars (\$2,500.00), or the total amount of the increased amount of property taxes owed during the first five (5) years from when the tax credit is approved, whichever is less. Residents of the City qualify for a tax credit for both the City and the County. Residents outside the City may qualify for a municipal tax credit as well. Contact your municipal treasurer to find out.

Who should I contact to learn more?

In the City of Pittsburgh call 412-255-2246