

Applicable Federal Accessibility Laws and Design Standards by Facility Owner and Occupancy Type (as of 02/11/2022)

OWNER	OCCUPANCY	LAWS	STANDARDS
Federal Government (owned, leased, or financed)	Non-Residential	Architectural Barriers Act (1968) Rehabilitation Act – Sec. 504 (1973)	ABA Standards (2015)
	Residential	Architectural Barriers Act (1968) Rehabilitation Act – Sec. 504 (1973) <i>If 4 or more dwelling units:</i> Fair Housing Amendments Act (1988)	UFAS (1984) OR ADA Standards (2010) - with exceptions* AND Fair Housing Accessibility Guidelines (1991) OR Any approved safe harbor, such as IBC (2018), which references ICC-A117.1 (2009)
State/Local Government	Non-Residential	Americans with Disabilities Act – Title II (1990)	ADA Standards (2010)
		<i>If part of federal program or receiving federal funding (e.g. tax credit):</i> Rehabilitation Act – Sec. 504 (1973)	AND ABA Standards (2015)
	Residential	<i>In public spaces only:</i> Americans with Disabilities Act – Title II (1990)	ADA Standards (2010)
		<i>If part of federal program or receiving federal funding:</i> Rehabilitation Act – Sec. 504 (1973) <i>If 4 or more dwelling units:</i> Fair Housing Amendments Act (1988)	AND UFAS (1984) OR ADA Standards (2010) - with exceptions* AND Fair Housing Accessibility Guidelines (1991) OR Any approved safe harbor, such as IBC (2018), which references ICC-A117.1 (2009)
Private	Public Accommodations and Commercial Facilities	Americans with Disabilities Act – Title III (1990)	ADA Standards (2010)
	Residential	<i>In public spaces only:</i> Americans with Disabilities Act – Title III (1990)	ADA Standards (2010)
		<i>If part of federal program or receiving federal funding (e.g. tax credit):</i> Rehabilitation Act – Sec. 504 (1973) <i>If 4 or more dwelling units:</i> Fair Housing Amendments Act (1988)	AND UFAS (1984) OR ADA Standards (2010) - with exceptions* AND Fair Housing Accessibility Guidelines (1991) OR Any approved safe harbor, such as IBC (2018), which references ICC-A117.1 (2009)

* For exceptions, see Federal Register Volume 79, No. 100, Friday, May 23, 2014, under Docket No. FR-5784-N-01.

Additional notes:

“ADA Standards (2010)” refers to the *2010 ADA Standards for Accessible Design*.

“ABA Standards (2015)” refers to the *Architectural Barriers Act (ABA) Standards 2015*, which contain the same technical criteria as the *ADA Standards (2010)*, but different scoping criteria, found in Chapter 2.

“UFAS (1984)” refers to the *Uniform Federal Accessibility Standards*.

This chart has been simplified for educational purposes. Refer to applicable laws and regulations for details.