

Visitability Requirements

The 2001 Minnesota Legislature imposed a visitability requirement on certain new construction financed by Minnesota Housing Finance Agency (Minnesota Housing). This requirement was promoted by the disability community.

The visitability requirement applies to the following types of new construction that is financed in whole or in part by Minnesota Housing:

- Single-family homes,
- Duplexes,
- Triplexes, and
- Multi-level townhomes.

The requirement does not apply to owner-occupied housing financed by Minnesota Housing mortgage programs except in cases where Minnesota Housing has also provided financing for the construction.

Visitability is defined as designs that allow persons with mobility impairments to enter and stay, but not live, in a residence. There are three (3) specific design elements that must be incorporated in the dwelling to satisfy the state visitability requirement. The dwelling must include:

- at least one no-step entrance;
- 32-inch clear opening doorways;
- at least a one-half bathroom on the main level that meets minimum clear floor space for half baths as required by Fair Housing Act “Part B: Usable Bathrooms”.

The visitability requirement must be satisfied by all applicable new construction proposals that are first selected by Minnesota Housing in the Spring 2002 funding round or thereafter.