

Requirements

Changes to ADA Requirements for Hotel & Motel Guest Rooms

Effective March 15, 2012, the Federal Americans with Disabilities Act (ADA) will be changing the accessibility requirements for Hotels and Motels. The ADA requires that all hotels and motels provide guest rooms accessible to individuals with physical disabilities. The ADA has specific language and requirements for Hearing Impaired accessibility.

Number of Rooms in your Property	Minimum # of Required Hearing Impaired Accessible Guest Room	
	<i>Current</i>	<i>Effective March 15, 2012</i>
1 - 25	1	2
26 - 50	2	4
51 - 75	3	7
76 -100	4	9
101 - 150	5	12
151 - 200	6	14
201 - 300	7	17
301 - 400	8	20
401 - 500	9	22
501 - 1,000	2% of TOTAL	5% of total
1,000+	20 plus 1 for each 100 over 1,000	50 plus 3 for each 100 over 1,000

* Requirements taken from the Americans with Disabilities Act, Code of Federal Regulations 28 CFR, Part 36 Revised July 1, 1994, App. A Part 9.1.3. Revised September 15, 2010,

New Requirement: Dispersion

Hotel and Motels are now required to disperse the Hearing Impaired accessible guest rooms among the various types of guest rooms offered based on type, number of beds and amenities. This means that hotels and motels are not able to make all mobility (wheelchair) accessible rooms Hearing Impaired accessible nor are they able to limit Hearing Impaired accessible rooms to one floor, queens, kings, smoking, and non-smoking. The Hearing Impaired accessible guest rooms must be DISPERSED among the various types of guest rooms offered.