

## **Summary of New Home Universal Design Checklist (AB 1400)**

Assembly Bill 1400 (Chapter 648 of Statutes of 2003) adopted Section 17959.6 of the Health & Safety Code. This law requires California builders constructing new for-sale residential units to provide a “checklist” of universal accessibility features to potential purchasers of a home. The statute specifically requires:

- That it cover single-family, duplex, triplex, townhouse, condominium or other dwellings.
- That it include specified standards and features, and any other requested by the buyer at a reasonable time, if reasonably available and feasible to install or construct
- That the developer and buyer be permitted to agree in writing to different standards if they are clearly disclosed.
- That each feature be indicated on the list as “standard”, “limited”, “optional”, or “not available”.
- That the list include the construction period before which the feature must be requested
- That the developer is not required to provide any feature on the list
- That the Department can develop, certify and make available a standard form providing the checklist information, and that a developer’s use of a form substantially the same as that developed and distributed by the Department is deemed to comply with the law.

The cover sheet of the Checklist provides information as to the house being purchased, and clarifies, in plain English, the statutory requirements and how the form works.

Part I describes, in detail, the features that might be available and are being disclosed. The form allows the developer to provide abbreviated information regarding the status (as “standard”, “limited”, “optional”, or “not available”), timing (suggested periods are on the cover sheet), details (a reference to Part III for specific information), and cost of construction or installation.

Part II describes features available for common rooms, bedrooms, and laundry areas. It follows the same format as Part I.

Part III provides direction for specified attachments, rather than requiring additional details and writing on the form itself, as well as certifications to ensure both parties that they have provided or received, and considered, all required information.

Again, this form is a standard available to those who want to use it. Its use, in substantially the same form, is deemed compliance with the statute. Any builder, however, may develop its own form as long as it complies with the requirements of the statute.