



St. Mary's County  
 Department of Land Use & Growth Management  
**Customer Assistance Guide**

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**Americans with Disabilities Act (ADA) Accessibility Standards and Guidelines, Maryland Accessibility Code, and Fair Housing Accessibility Resources**

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The following resources are provided to assist citizens, builders, business owners, and contractors in complying with the Federal ADA Accessibility Standards and Guidelines, Maryland Accessibility Code, and Fair Housing Accessibility. The Department of Land Use & Growth Management has no authority to grant waivers on Federal Laws or Maryland Code pertaining to the ADA and accessibility requirements.

Title III of the ADA focuses on private businesses (also known as public accommodations). For entities covered under Title III, all new construction and modifications must be accessible to individuals with disabilities and for existing facilities, barriers to services must be removed if it is readily achievable. Public accommodations include facilities such as hotels, restaurants, bars, theaters, grocery stores, hardware stores, dry-cleaners, banks, professional offices of health care providers, lawyers, and accountants, hospitals, private bus or train stations, museums, libraries, zoos, amusement parks, places of education, day care centers, senior citizen centers, homeless shelters, gymnasiums, health spas, bowling alleys, and golf courses to name a few. Learn more about Title III of the ADA by reviewing the Department of Justice ADA Title III Regulations at <http://www.ada.gov/reg3a.html>.

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The Department of Justice revised its regulations for accessibility standards called the 2010 ADA Standards for Accessible Design and beginning March 15, 2012, compliance with the 2010 Standards is required for new construction and alterations under Title III. The link is provided to the US Department of Justice 2010 ADA Standards for Accessible Design [https://www.ada.gov/2010ADASTandards\\_index.htm](https://www.ada.gov/2010ADASTandards_index.htm).

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The State of Maryland has adopted the Fair Housing Amendments Accessibility Guidelines as well as some additional accessibility requirements unique to Maryland. The 2010 Standards for Accessible Design is part of the Maryland Accessibility Code and became effective January 1, 2012 for new construction and alterations under Title III. The link is provided to the Maryland Accessibility Code as well as information on their waiver requirements for the Maryland Accessibility Code <http://dhcd.maryland.gov/Codes/Pages/AccessibilityCode.aspx>.

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The United States Access Board is a federal agency that promotes equality for people with disabilities through leadership in accessible design and the development of accessibility guidelines and standards for the built environment, transportation, communication, medical diagnostic equipment, and information technology. The Access Board can provide technical assistance regarding accessibility guidelines Monday, Tuesday, Thursday, and Friday 10:00-5:30 ET by calling (800) 872-2253 (voice), (800) 993-2822 (TTY) emailing [info@access-board.gov](mailto:info@access-board.gov), or visiting <https://www.access-board.gov>.

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The Department of Justice provides a toll-free ADA Information Line to provide information and materials to the public about the requirements of the ADA. ADA Specialists are available Monday, Tuesday, Wednesday, and Friday from 9:30 a.m. until 5:30 p.m. ET and on Thursdays from 12:30 p.m. until 5:30 p.m. ET by calling (800) 514-0301 (voice) or (800) 514-0383 (TTY) for more information visit [www.ada.gov](http://www.ada.gov).

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The U.S. Department of Housing and Urban Development adopted Fair Housing Accessibility Guidelines which became effective March 6, 1991. The guidance provided assists builders and developers with technical guidance on how to comply with the specific accessibility requirements of the Fair Housing Amendments Act of 1988. The link to the Department of Housing and Urban Development provides information on the final guidelines and requirements on [https://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/disabilities/fhefhag](https://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/disabilities/fhefhag).

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