

Department of Legislative Services
Maryland General Assembly
2021 Session

FISCAL AND POLICY NOTE
Third Reader

Senate Bill 610
Finance

(Senator Cassilly)

Economic Matters

Lodging Establishments – Accessible Rooms for Individuals With Disabilities –
Deadlines

This bill postpones, by one year, each phase of a four-year period during which accessible rooms in a lodging establishment must be furnished with a bed that (1) measures at least 20 inches but not more than 23 inches high from the floor to the top of the mattress, whether or not the mattress is compressed, and (2) has at least a 7-inch vertical clearance under the bed for lift access.

Fiscal Summary

State Effect: The bill does not directly affect State finances or operations.

Local Effect: None.

Small Business Effect: Minimal.

Analysis

Bill Summary/Current Law: Chapter 319 of 2020 established bed height requirements for accessible rooms in lodging establishments. The bill postpones, by one year, when each requirement is phased in over the course of four years. By December 31, 2022 (*i.e.*, instead of 2021), at least 25% of the accessible rooms in a lodging establishment must be furnished with a bed that meets the bill's specifications; by December 31, 2023 (instead of 2022), at least 50%; by December 31, 2024 (instead of 2023), at least 75%; and by December 31, 2025 (instead of 2024), each accessible room must meet the bill's requirement.

“Lodging establishment,” as it applies to the bill, means an inn, hotel, motel, or other establishment that has at least four rooms available for a fee to transient guests for lodging or sleeping purposes.

“Accessible room” means a room in a lodging establishment that is required to be in compliance with the transient lodging requirements of the federal Americans with Disabilities Act (ADA).

ADA prohibits discrimination on the basis of disability by public and private entities in the provision of public services and accommodations. The 2010 ADA Standards for Accessible Design, adopted under regulations issued by the U.S. Department of Justice, set minimum requirements for newly constructed or altered buildings and facilities, including lodging establishments and other places of public accommodation. The 2010 standards incorporate the 2004 ADA Accessibility Guidelines for Buildings and Facilities.

Under the 2010 standards, newly constructed or altered places of lodging must provide a specified minimum number of guest rooms with mobility features. Guest rooms required to provide mobility features must meet certain specifications. However, these specifications do not include requirements for bed heights.

Additional Information

Prior Introductions: None.

Designated Cross File: None.

Information Source(s): Maryland Department of Disabilities; Department of Legislative Services

Fiscal Note History: First Reader - February 23, 2021
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