

THE RIGHT TO AN ACCESSIBLE PARKING SPACE

RIGHT TO A REASONABLE ACCOMMODATION | WHAT IS AN RA?

- ▶ A reasonable accommodation (RA) is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including public and common use spaces. Accommodations must be related to a person's disability. Housing providers must generally grant requests for accommodation if they meet these criteria. Persons with disabilities may request an RA for a reserved or accessible parking space under the Fair Housing Act.

REQUESTING AN RA | WHAT TO KNOW

- ▶ A reasonable accommodation can be requested verbally or in writing. While a housing provider may provide a form for such request, they cannot require a person to use their form to present or verify their request.
- ▶ If a resident has an accessible parking placard or if their disability is obvious or known to the housing provider (i.e., they use a cane, walker, or wheelchair) and the connection between their disability and the request for a reserved parking space near the entrance is clear, the accommodation should be approved.
- ▶ A request for a reasonable accommodation can be made at any time.
- ▶ Housing providers may not require persons with disabilities to pay extra fees or deposits as a condition of receiving a reasonable accommodation.

EXAMPLES

- 1 A resident with a mobility impairment, which substantially limits her ability to walk, requests an assigned accessible parking space near the entrance to her unit as a reasonable accommodation. There are available parking spaces near the entrance to her unit that are accessible, but those spaces are available to all residents on a first come, first served basis. The provider must make an exception to its policy to accommodate this resident. (<https://www.justice.gov/crt/us-department-housing-and-urban-development>)
- 2 A tenant with a mobility impairment has difficulty walking more than short distances. His apartment complex has a "first come, first served" parking policy for its tenants. The tenant requests that management grant a reasonable accommodation in its parking policy and reserve a parking space for him near his apartment, due to his disability. The manager must grant the accommodation and reserve a parking space for the tenant. (<http://www.accessiblehousing.org/rights/accommodations.asp>)
- 3 A resident has a respiratory condition that makes it difficult to walk long distances. Although his apartment building has accessible parking spaces near the front entrance, his unit is most easily accessed through the back door. Management must grant his reasonable accommodation request and reserve an accessible parking space for him near the back door to accommodate his disability.

For more detailed information on requesting a reserved parking space in housing, please visit <https://www.justice.gov/crt/us-department-housing-and-urban-development>.



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QUESTIONS? CONTACT US.

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