

Department of Legislative Services  
Maryland General Assembly  
2020 Session

FISCAL AND POLICY NOTE  
Third Reader - Revised

Senate Bill 158  
Finance

(Senator Cassilly)

Economic Matters

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Lodging Establishments - Accessible Rooms for Individuals With Disabilities -  
Bed Height

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This bill requires each accessible room in a lodging establishment to be furnished, by December 31, 2024, 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. “Accessible room” means a room in a lodging establishment that is required to be in compliance with the transient lodging requirements of the Americans with Disabilities Act.

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Fiscal Summary

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

**Local Effect:** None.

**Small Business Effect:** Minimal. Small business lodging establishments may incur limited one-time costs to comply with the bill.

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Analysis

**Bill Summary:** The bill’s requirement is phased in over the course of four years. By December 31, 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, 2022, at least 50%; by December 31, 2023, at least 75%; and by December 31, 2024, each accessible room must meet the bill’s requirement.

**Current Law/Background:** “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. Neither State law nor regulations establish bed height requirements for guest rooms in lodging establishments.

The federal Americans with Disabilities Act (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.

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### **Additional Information**

**Prior Introductions:** None.

**Designated Cross File:** HB 771 (Delegate Reilly, *et al.*) - Economic Matters.

**Information Source(s):** Maryland Department of Disabilities; Maryland Department of Labor; U.S. Department of Justice; Department of Legislative Services

**Fiscal Note History:** First Reader - February 4, 2020  
rh/mcr Third Reader - March 13, 2020  
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