

Environmental accessibility adaptations (EAA) – home and vehicle modifications

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Legal authority	Federally approved BI, CAC, CADI, DD and EW waiver plans, federally approved 1115 demonstration	
Definition	Environmental accessibility adaptations (EAA): Physical adaptations to a person’s primary home or primary vehicle to ensure the person’s health and safety or enable them to function with greater independence.	
Eligibility	A person is eligible to receive EAA if the home or vehicle modification is: <ul style="list-style-type: none"> • For the person’s direct and specific benefit. • Necessary to ensure the person’s health and safety or enable them to function with greater independence. • Necessary to meet the person’s assessed needs. 	
Covered services	EAA includes assessments and installations of home and vehicle modifications. Refer to the specific sections on this page for services covered under each part: <ul style="list-style-type: none"> • EAA home modifications. • EAA vehicle modifications. 	
Non-covered services	Refer to the specific sections on this page for services not covered under each part: <ul style="list-style-type: none"> • EAA home modifications. • EAA vehicle modifications. 	
Service limits	<p>Alternative Care (AC) and Elderly Waiver (EW) Effective Jan. 1, 2025, under AC and EW, a person may receive up to \$21,199 of EAA per waiver year. For this purpose, a waiver year is calculated based on a 365-day period, which is determined by counting back from the service agreement header end-date. The year may include previous service agreements if the 365 days crosses previous service agreements. Once the person reaches the service limit, additional spending must wait until the next waiver year. This includes combined costs for all of the following:</p> <ul style="list-style-type: none"> • Home modification assessments. • Home modification installations. • Vehicle modification assessments. • Vehicle modification installations. <p>The amount authorized for EAA and all other AC/EW services must fit within the person’s case mix budget cap.</p> <p>Annual service limit increases Each Jan. 1, the AC and EW EAA service limit increases based on the “all items index” within the Bureau of Labor Statistics Consumer Price Index. For more information and the current service limit rate for each year, refer to Long-Term Services and Supports Service Rate Limits, DHS-3945 (PDF).</p> <p>Exceptions There are no exceptions to the AC and EW EAA service limit.</p> <p>Brain Injury (BI), Community Alternative Care (CAC), Community Access for Disability Inclusion (CADI) and Developmental Disabilities (DD) waivers Under BI, CAC, CADI and DD, a person may receive up to \$40,000 of EAA per year, based on the service agreement header end-date. This includes combined costs for all of the following:</p> <ul style="list-style-type: none"> • Home modification assessments. • Home modification installations. 	

- Vehicle modification assessments.
- Vehicle modification installations.

For this purpose, a year is calculated based on a 365-day period, which is determined by counting back from the **service agreement header end-date**. It may include previous service agreements if the 365 days crosses previous service agreements. Once the person reaches the service limit, additional spending must wait until the next year, or the lead agency may request an exception.

Exception to exceed annual limit

The lead agency may request an exception from DHS to exceed the annual limit for a person on BI, CAC, CADI or DD. Approved exceptions allow the lead agency to authorize an additional \$40,000. This additional \$40,000 comes from the person's EAA budget for the following service agreement year. If DHS approves the exception, the person may receive a maximum of \$80,000 of EAA during a two-year period. The person cannot have any additional exceptions beyond \$80,000 within the two-year period.

Criteria

DHS may approve an exception when the following criteria are met:

- Lead agency has explored other options with the person.
- Exception is cost effective.
- Exception request includes two comparison bids.
- Exception is necessary during the current service agreement year.
- Exception increases the person's functional use of the home and/or improves their access to the community.

Functional use of the home

Increasing functional use of the home means modifying the person's home to allow access to and use of common areas typically used by the person or other members of the household. Examples may include, but are not limited to:

- Accessible-height cabinets.
- Ceiling track system.
- Stair lift.
- Vertical platform lift.

Increased community access

Increased community access means the modifications allow the person to leave home to participate in the community. Examples may include, but are not limited to:

- Garage platform lifts when ramp is not feasible.
- Handrail installation.
- Landing pad for a person with a mobility device.
- Ramp.

Process

The lead agency must:

- Use [EAA Exception Request Checklist, DHS-5504C \(PDF\)](#) to make sure a required documentation is in place.
- Complete [Exception Request for EAA that Exceed \\$40,000 \(CAC, CADI, E and DD waivers\), DHS-5504B](#).
- Upload the completed DHS-5504C as an attachment to DHS-5504B, then use the "submit" button to send the information to DHS via a secure online portal.

Exception for additional square footage

	<p>The \$40,000 service limit does not apply to approved additional square footage projects. For information about service limits for additional square footage projects, refer to CBSM – EAA additional square footage.</p>
<p>Authorization, rates and billing</p>	<p>EAA services are market rate services. For more information, refer to CBSM – Market rate services (BI, CAC, CADI, DD), CBSM – Rate methodologies for AC, EC and EW service authorization and Long-Term Services and Supports Service Rate Limits, DHS-3945 (PDF).</p> <p>Discharging from an institution</p> <p>The lead agency may give approval for a provider to begin a modification before the person discharges from an institution if both of the following are true:</p> <ul style="list-style-type: none"> • Person is expected to discharge from the institution and enroll in a waiver/AC. • Modification is necessary for the person to return to the community. <p>The lead agency authorizes EAA services in MMIS after the person enrolls in a waiver/AC.</p> <p>Unforeseen circumstances</p> <p>If the person does not enroll in a waiver/AC for an unforeseen reason (i.e., death or a significant change in condition) and meets certain criteria, the lead agency may request reimbursement for expense(s) it incurred in anticipation of the person enrolling. For more information, refer to CBSM – Waiver/AC reimbursement for unforeseen circumstances.</p> <p>Unexpected exits (AC and EW only)</p> <p>If the person unexpectedly exits AC or EW prematurely (i.e., due to death, a move to a nursing facility or a move to an institution) after the completion of an EAA home modification, the provider will receive payment for the full cost of work completed, up to the amount authorized by the lead agency.</p> <p>For more information, refer to CBSM – AC and EW budgets and case mix caps – Case mix budget exceptions.</p>
<p>Additional resources</p>	<p>CBSM – Assistive technology CBSM – EAA additional square footage CBSM – Guide to home modifications under the EAA service CBSM – Market rate services (BI, CAC, CADI, DD) CBSM – Monitoring technology usage CBSM – Rate methodologies for AC, ECS and EW service authorization CBSM – Resource: Overnight support for people in their own home CBSM – Specialized equipment and supplies CBSM – Waiver, AC and ECS processes and procedures CBSM – Waiver and Alternative Care programs overview CBSM – Waiver/AC reimbursement for unforeseen circumstances CBSM – Waiver/AC service provider overview DHS – EAA frequently asked questions EAA Exception Request Checklist, DHS-5504C (PDF) Exception Request for EAA that Exceed \$40,000 (CAC, CADI, BI and DD waivers) DHS-5504B Long-Term Services and Supports Service Rate Limits, DHS-3945 (PDF)</p>
<p>EAA home modifications</p>	
<p>Covered services</p>	<p>Assessment</p> <p>This part of the EAA service covers the assessment to:</p> <ul style="list-style-type: none"> • Determine the person’s home modification needs that meet eligibility requirements listed on this page. • Ensure the Americans with Disabilities Act (ADA) requirements are met.

	<ul style="list-style-type: none"> • Ensure the person’s accessibility needs are met. <p>For information about when to authorize an EAA home modification assessment, refer to CBSM – Guide to home modifications under EAA.</p> <p>Installation</p> <p>This part of the EAA service covers installation, purchase, maintenance, repairs of modifications, labor, portable or permanent equipment, materials, devices and systems that are fundamental to the home modification project. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • Adaptations to bikes and strollers. • Adaptations to furniture. • Alarm/monitoring systems and other requirements of applicable life safety and fire codes, if any. • Floor coverings (e.g., allergy friendly or accessibility flooring). • Modification of bathrooms and kitchens, including grab bars. • Modification to meet egress (i.e., entry and exit) requirements that are not the homeowner’s responsibility and are related to the person’s assessed needs. • Monitoring technology (e.g., motion detectors) (refer to CBSM – Monitoring technology usage for additional policy). • Ramp (refer to the secondary information – standalone equipment section on this page for information about portable items used exclusively in the community). • Shatterproof windows. • Specialized electric and plumbing systems necessary to accommodate medical equipment and supplies. • Widening of doorways. • Adaptive positioning devices (AC and EW only; for BI, CAC and CADI, refer to CBSM – Specialized equipment and supplies). • Adaptive utensils (AC and EW only; for BI, CAC and CADI, refer to CBSM – Specialized equipment and supplies). • Carpeting (AC and EW only, on a case-by-case basis with an occupational therapy assessment). <p>For additional guidance, refer to CBSM – Guide to home modifications under EAA and DHS – EAA frequently asked questions.</p>
<p>Non-covered services</p>	<p>EAA does not cover home modifications that:</p> <ol style="list-style-type: none"> 1. Add to the total square footage of the home (refer to CBSM – EAA additional square footage for an accessible bathroom exception). 2. Are for comfort or convenience. 3. Are not for the person’s direct and specific benefit. 4. Are the homeowner’s responsibility (e.g., maintenance, repair, building code compliance). 5. For AC and EW only, are provided in settings that are owned or leased by of waiver service providers, which may include: <ul style="list-style-type: none"> • Homes licensed to provide adult foster care, as defined in Minn. Stat. Ch. 245A, Minn. Stat. Ch. 245D, Minn. R. 9555.5105 to 9555.6265 and Minn. Stat. §256B.0919, subd. 3. • Licensed assisted living facilities, as defined in Minn. Stat. Ch. 144G. • Affordable housing settings, as defined in Minn. Stat. §256S.20, subd. 1 or subsequent provisions that provide customized living services. <p>Examples of non-covered services include, but are not limited to:</p>

	<ul style="list-style-type: none"> • Central air conditioning. • Household appliances. • Kitchen and laundry appliances. • Roof repair. • Swimming pools. • Carpeting (BI, CAC, CADI and DD only; refer to the covered services section for an AC/EW exception).
Additional square footage	<p>The lead agency may use EAA to increase the square footage of an existing home only when the increase is necessary to build or modify a wheelchair- or scooter-accessible bathroom. The lead agency must receive DHS approval to do so. For more information, refer to CBSM – EAA additional square footage.</p>
Secondary information	<p>Services under all waiver/AC programs must meet the requirements listed in the services section of CBSM – Waiver and Alternative Care programs overview.</p> <p>Primary home</p> <p>The modification can be made only to the person’s primary home in Minnesota. This limit does not prevent future modifications. For example, if the person moves, the person’s new home can be modified.</p> <p>Examples of a primary home</p> <p>Examples of a primary home include:</p> <ul style="list-style-type: none"> • Privately owned home. • Rental unit/home. • Community residential setting (BI, CAC, CADI and DD only). <p>A vacation home is not considered a primary home.</p> <p>Exception to primary home requirement</p> <p>The lead agency may authorize a modification to a home that is not the person’s primary home when the modification meets all of the following requirements:</p> <ul style="list-style-type: none"> • Is cost effective compared to other services that would be provided in a home that is not accessible. • Is portable and can be used in a number of settings (unless there is documentation that portable methods are not appropriate). • Enables the person to be involved actively in the community and/or with family members. <p>The lead agency must document in the person’s support plan that the modification meets these requirements.</p> <p>New construction/unfinished rooms</p> <p>For new construction or unfinished rooms in existing homes, EAA only covers the additional costs directly related to the person’s assessed needs. It does not cover the typical costs related to building or finishing a room.</p> <p>This policy includes creating an accessible bathroom or any other type of room to meet a person’s assessed need in an existing, unfinished area within the home.</p> <p>Upgrades</p> <p>EAA covers the most cost-effective modification that meets the person’s assessed needs. The person may choose upgrades as long as the item continues to meet their needs (e.g., upgrade from linoleum to marble tiles). The person must pay out of pocket for any difference and additional labor costs associated with the upgraded materials.</p> <p>Costs for materials and installation related to upgrades must be in a separate, private pay agreement between the person and the provider.</p> <p>Repairs</p>

	<p>EAA covers repairs to EAA modifications and equipment only when they are cost-effective given the condition of the item and compared to replacement of the item.</p> <p>Standalone equipment</p> <p>The lead agency authorizes standalone equipment (e.g., shower chair, portable ramp used exclusively in the community) that is not part of a larger home modification project differently, depending on the program:</p> <ul style="list-style-type: none"> • For people on the AC, BI, CAC, CADI or EW programs, the lead agency authorizes items under specialized equipment and supplies. • For people on the DD Waiver, the lead agency authorizes items under EAA or assistive technology, as appropriate.
<p>Provider standards and qualifications</p>	<p>Assessments for home modifications are DHS-enrollment required services. Installations of home modifications are approval-option: direct-delivery services.</p> <p>For more information about enrollment requirements, refer to CBSM – Waiver/AC service provider overview.</p> <p>Assessments</p> <p>To perform an assessment for home modifications, the individual or provider agency must have at least one year of experience with home modification assessments and be one of the following:</p> <ul style="list-style-type: none"> • Certified aging-in-place specialist (refer to NAHB – Directories; go to “professionals with home building designations” and select “CAPS” and “MN” on the left menu to refine the results). • Certified accessibility specialist certified through the Minnesota Department of Labor and Industry under Minn. Stat. §326B.133, subd. 3a (refer to DOLI – License lookup; select “personal” for the license class, “building officials” and “accessibility specialist” for the classification). • Occupational therapist licensed by the Minnesota Board of Occupational Therapy under Minn. Stat. §148.6401 to 148.6449 (refer to Minnesota Board of Occupational Therapy – License lookup). • Physical therapist licensed by the Minnesota Board of Physical Therapy under Minn. Stat. §148.65 to 148.78 (refer to Minnesota Board of Physical Therapy – License lookup). <p>Installations</p> <p>To install a home modification, the individual or provider agency must be qualified by professional certification or references to install, repair and/or maintain the home modification. The provider must install the home modification in accordance with applicable state and local building codes. A provider who meets the definition of residential building contractor as defined in Minn. Stat. §326B.802, subd. 11 must have a license as a residential building contractor.</p> <p>A provider who exclusively does small installation projects (e.g., grab bar, ramp) is exempt from licensure when the skills they perform meet the definition of “special skill” as defined in Minn. Stat. §326B.802, subd. 15.</p> <p>Conflict of interest</p> <p>An assessment provider who completes an evaluation of the person’s home cannot bid on the same project unless there are no other installation providers within the person’s region.</p> <p>The lead agency must document in the person’s support plan that there are no other installation providers within the person’s region.</p>

EAA vehicle modifications

<p>Covered services</p>	<p>Assessment This part of the EAA service covers the assessment to determine the person's vehicle modification needs.</p> <p>Installation This part of the EAA service covers labor, equipment, materials, devices and systems for the primary vehicle that are fundamental to the vehicle modification project. Examples include, but are not limited to:</p> <ul style="list-style-type: none"> • Adapted seat devices. • Door handle replacements. • Door widening. • Handrails and grab bars. • Lifting devices. • Roof extensions. • Wheelchair securing devices. <p>EAA covers vehicle modifications, regardless of the age of the vehicle, if the vehicle modification provider determines the vehicle:</p> <ul style="list-style-type: none"> • Is in working order. • Can be modified to meet the person's assessed needs. <p>For additional guidance, refer to DHS – EAA frequently asked questions.</p>
<p>Non-covered services</p>	<p>EAA does not cover vehicle modifications that are:</p> <ul style="list-style-type: none"> • For comfort or convenience. • Not for the person's direct and specific benefit. • Vehicle owner's responsibility (e.g., maintenance, repairs not related to the modification). • For personal vehicles of direct support professionals (including personal care assistance [PCA] workers). <p>EAA only covers the cost of the modification, not the cost of the vehicle.</p>
<p>Secondary information</p>	<p>Services under all waiver/AC programs must meet the requirements listed in the services section of CBSM – Waiver and Alternative Care programs overview.</p> <p>Primary vehicle The modification can be made only to the person's primary vehicle. This limit does not prevent future modifications. For example, if the person replaces a primary vehicle, the replacement vehicle can be modified.</p> <p>Examples of a primary vehicle A primary vehicle provides the person with their main means of transportation. Examples of a primary vehicle include:</p> <ul style="list-style-type: none"> • Person's privately owned vehicle. • Family's privately owned vehicle. • Residential setting's vehicle (BI, CAC, CADI and DD only). <p>Exception to primary vehicle requirement The lead agency may authorize a modification to a vehicle that is not the person's primary vehicle when the modification meets all of the following requirements:</p> <ul style="list-style-type: none"> • Is cost effective compared to other services that would be provided in a vehicle that is not accessible. • Is portable and can be used in a number of settings (unless there is documentation that portable methods are not appropriate). • Enables the person to be involved actively in the community and/or with family members. • Is not duplicative of the primary vehicle modification (i.e., modifications

	<ul style="list-style-type: none"> • to more than one vehicle owned by the same person). • Is not owned or leased by paid providers of waiver services (AC and EW only). <p>The lead agency must document in the person’s support plan that the modification meets these requirements.</p> <p>Used vehicle modifications</p> <p>The lead agency may use EAA to purchase used vehicle modifications (e.g., used ramp, hand controls/steering) and pay for related assessment(s). This service only covers the cost of the used modification, not the cost of the vehicle.</p> <p>Process</p> <p>A qualified vehicle modification assessment professional must evaluate the used modification to determine that it meets the person’s assessed need(s). The used vehicle modification must be purchased from a qualified vehicle modification installation professional. The installation professional must evaluate the used vehicle modification to determine it is:</p> <ul style="list-style-type: none"> • Cost-effective compared to purchasing new. • In good working order. • Worth fair-market value. <p>For information about qualifications, refer to the provider standards and qualifications section on this page.</p> <p>Upgrades</p> <p>EAA covers the most cost-effective modification that meets the person’s assessed needs. The person may choose upgrades as long as the item continues to meet their needs (e.g., upgrade from vinyl to leather seats). The person must pay out of pocket for any difference and additional labor costs associated with the upgraded materials.</p> <p>Costs for materials and installation related to upgrades must be in a separate, private pay agreement between the person and the provider.</p> <p>Repairs</p> <p>EAA covers repairs to EAA modifications and equipment only when they are cost-effective given the condition of the item and compared to replacement of the item.</p> <p>Standalone equipment</p> <p>The lead agency authorizes standalone equipment that is not part of a larger vehicle modification project differently, depending on the program:</p> <ul style="list-style-type: none"> • For people on the AC, BI, CAC, CADI or EW programs, the lead agency authorizes items under specialized equipment and supplies. • For people on the DD Waiver, the lead agency authorizes items under EAA or assistive technology, as appropriate.
<p>Provider standards and qualifications</p>	<p>Assessments for vehicle modifications are DHS-enrollment required services.</p> <p>Installations of vehicle modifications are approval-option: direct-delivery services.</p> <p>For more information about enrollment requirements, refer to CBSM – Waiver/AC service provider overview.</p> <p>Assessments</p> <p>To perform an assessment for vehicle modifications, the individual or provider agency must meet one of the following four sets of requirements:</p> <ol style="list-style-type: none"> 1. Be a certified driver rehabilitation specialist. 2. Be an occupational therapist with a specialty certification in driving and commu

mobility.

3. Have five years of full-time experience in the field of driver rehabilitation.

4. Have a four-year undergraduate degree in a health-related field and all of the following:

- One year of full-time experience in the area of their study.
- Continued education in the area of driving mobility and rehabilitation through the [Association for Driver Rehabilitation Specialists](#), [Rehabilitation Engineering and Assistive Technology Society](#), [American Occupational Therapy Association](#) or any programs that have been approved by these entities.
- Supervision by a certified driver rehabilitation specialist, occupational therapist with a specialty certification in driving and community mobility or person with two years of full-time experience in the field of driver rehabilitation.

Installation

To install a vehicle modification, the individual or provider agency must:

- Follow the Society of Automotive Engineers' recommended practices.
- Install equipment according to the manufacturer's requirements and instructions.
- Meet state and federal ADA requirements.
- Meet requirements in [49 C.F.R. parts 500 to 599](#) (requirements specific to vehicle modifications are in [49 C.F.R. part 595.7, subpart C](#)).
- Be registered as a "vehicle modifier" with the [National Highway Traffic Safety Administration](#).