

WHAT MAKES A ROOM A BEDROOM??

There is no known formal, professional, national, regional, local definition, or standard in the real estate industry that definitively defines what constitutes a bedroom; however, going forward for tax assessment purposes in the Town/Village of Scarsdale, the following criteria are being utilized in the determination:

- A room that is big enough, which is at least 90+/- square feet in size and at a minimum can accommodate a standard, twin-size bed;
- A room that is typically located in the main sleeping quarters of the dwelling, or if not, it is/was intended primarily for sleeping (many homes have first-floor bedrooms that are intended primarily for sleeping, but are not situated in the main sleeping quarters of the house;)
- A room must have its own window and door and the door must lead into a hallway to the rest of the house, not into another room;
- A room must have its own heat - heat cannot be obtained by leaving the door open, or by a portable source;
- A room that will typically be situated above grade level; split-level, raised-ranch and some contemporary-style dwellings require special attention, since these building styles often contain bedrooms that are below grade;
- Except where appropriate in split-level, raised-ranch, or contemporary-style dwellings, below grade bedrooms are not counted in the total room/bedroom count of a dwelling;
- Where ceiling height reduces head room, such as in a finished third floor, the 'livable' area must be a minimum of 90 +/- square feet in size, contain a window and door that separates it from other areas on that floor, if any, in order to qualify as a bedroom.

Particularly in older homes, a bedroom may not have a closet; therefore, the lack of a closet in a room otherwise suitable for sleeping does not automatically disqualify it as a bedroom. Also, regardless of how a room is currently or previously used, if it meets the above criteria, or most of the criteria, it shall be counted as a bedroom.

There will be grey areas in many older and atypically-configured dwellings that will meet some of the above criteria, but not all. In these scenarios, it will require that you fall back on your many years of experience, or perhaps on just plain, old common sense.

OFFICE OF THE SCARSDALE TOWN/VILLAGE ASSESSOR
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