

## WHAT MAKES A ROOM A BEDROOM?

### A DEFINITION

There is currently no known formal, informal, professional, national, regional, or local definition, or standard in the real estate industry that sets forth the definition of a bedroom. The following, however, are commonly-accepted industry standards:

- A bedroom contains at least 90 sf, is mostly regularly shaped, and can accommodate a twin-size bed;
- A room that is situated in the main sleeping quarters of the dwelling and has access/use of a full bathroom on the same level is a bedroom; many older homes that have first-floor, or a third-floor bedrooms with a bathroom for live-in help are exceptions to this rule, as these rooms are not situated in the main sleeping quarters of the dwelling;
- A bedroom must have a window and a door that open directly to a hallway - where rooms are tandem-style, or piggyback, only one of the rooms can be counted as a bedroom;
- A bedroom must have its own heat; heat obtained by leaving a door open, from a portable source, or via overhead ductwork are not acceptable heat sources for bedrooms;
- When roof pitch/ceiling height reduces interior ceiling height, the room must have adequate head room and adequate floor area;
- A bedroom is typically situated above-grade; however, split-level, raised-ranch and some contemporary-style dwellings are exceptions, because they are often constructed to contain bedrooms that are partially below grade;
- A room that does not contain a closet may be considered a bedroom;
- Regardless of how a room is currently, or was previously used, if it is situated in the sleeping quarters of a dwelling and meets the above criteria, it is a bedroom.

Of course, there will be gray areas in many older and unique-style dwellings that will meet some of the above criteria, but not all. In these instances, defining a bedroom will require that you fall back on your many years of experience ... or perhaps on just plain old common sense.

**NANETTE J. ALBANESE**

Retired Scarsdale Assessor

An Assessment Reduction Expert

29 Chase Rd #163, Scarsdale NY 10583

Ph: #(914)714-3386

**EXPERIENCE MATTERS ...**