



2026

AGING IN PLACE • TULSA REMODELING COST GUIDE

What Does It REALLY Cost to Age in Place in Tulsa?

The 2026 Guide to Safer, Smarter, Future-Ready Homes



INTRODUCTION: Why Aging-in-Place Remodeling Matters More Today Than Ever

Across Tulsa, more homeowners are choosing to remain in their homes longer—often because they love their neighborhood, value the quality of life they’ve built, or simply want to avoid the high cost of senior living facilities. Aging-in-place remodeling has become one of the most important remodeling categories in 2026, offering homeowners the opportunity to create safe, accessible, beautiful spaces that support long-term comfort, independence, and dignity.

But just like kitchen and bathroom remodels, Aging-in-Place upgrades vary dramatically in cost depending on the level of accessibility improvements, structural changes, and custom features required. National online estimates are not accurate for Tulsa—especially in older Midtown homes where narrow hallways, confined bathrooms, step-down living rooms, aging plumbing, and dated electrical systems drive cost far above generic national averages.

With more than 44 years of experience designing and remodeling Tulsa homes, The Buckingham Group has helped hundreds of homeowners incorporate universal design, mobility improvements, ADA-inspired upgrades, and thoughtful modifications that make their homes safer and more functional for decades to come.

This Aging-in-Place Cost Guide provides clarity on realistic Tulsa pricing, upgrade options, scope variations, and which investments deliver the greatest long-term value.

SECTION 1: TYPES OF AGING-IN-PLACE REMODELS & COST RANGES

Aging-in-Place projects fall into three typical categories:

1. Safety & Function Upgrades
2. Accessible Bathroom & Kitchen Retrofits
3. Whole-Home Accessibility Transformations

1. Safety & Function Upgrade Package — \$15,000 to \$45,000

This is the most basic level of Aging-in-Place remodeling—focused on reducing fall risks, improving mobility, and making everyday tasks safer.

Typical Features:

- Grab bars installed into reinforced blocking
- ADA-height toilets
- Non-slip flooring
- Widened doorways (where possible without structural changes)
- Improved lighting (LED, under-cabinet, pathway)
- Smart lighting controls
- Additional handrails
- Lever-style door handles
- Shower seats or freestanding benches
- Removal of trip hazards (thresholds, step-downs)
- Laundry room modifications
- Improved cabinet accessibility

Best For:

Homeowners who want quick improvements with minimal disruption.

Limitation:

Does not address major structural or layout limitations.





2. Accessible Bathroom or Kitchen Remodel — \$45,000 to \$150,000

Most Tulsa Aging-in-Place projects fall into this category. Bathrooms and kitchens present the biggest challenges—and the greatest opportunities for accessibility.

Typical Bathroom Scope:

- Zero-entry (curb less) shower
- Larger shower footprint with bench
- Handheld + fixed shower heads
- Thermostatic mixing valves (safer temperature control)
- Reinforced walls for future grab bar placement
- Spacious cabinetry with pull-outs
- Elevated vanities or adjustable-height options
- Heated flooring
- Open knee-space under vanity (optional)
- Non-slip tile throughout
- Widened bathroom door (sometimes requiring framing changes)

Cost Range:

\$45,000–\$95,000 for standard baths

\$95,000–\$150,000+ for primary luxury accessible baths

Typical Kitchen Scope:

- Lower or adjustable countertop sections
- Pull-out shelves instead of fixed shelving
- Drawer-based base cabinets
- Upgraded task lighting
- Touch-control faucets
- Smooth-surface induction cooktops
- Side-opening wall ovens
- Multi-height islands
- Open knee clearance where appropriate
- Widened pathways (42"–48")

Cost Range:

\$65,000–\$160,000 depending on size & customization

3. Whole-Home Accessibility Transformation — \$150,000 to \$300,000+

A comprehensive Aging-in-Place remodel may include:

Typical Scope Includes:

- Widening hallways
- Structural changes to remove steps or sunken rooms
- New flooring throughout (non-slip, smooth transitions)
- Stairlift installation or full in-home elevator
- Accessible bathroom suite
- Reconfigured kitchen
- Expanded laundry room
- Garage or entry modifications
- Lighting, smart home monitoring, security enhancements
- Accessible exterior entrances

Best For:

Homeowners committed to aging in place long-term or households preparing for future accessibility needs

SECTION 2: THE 10 BIGGEST COST DRIVERS IN AGING-IN-PLACE REMODELING

1. Age of Home / Existing Conditions

Midtown Tulsa homes often require:

- Subfloor leveling
- Electrical upgrades
- New plumbing
- Structural reframing
- Older homes = higher cost.

2. Bathroom Layout Changes

Zero-entry showers often require:

- Trench drains
- Recessed floor framing
- Reinforced waterproofing
- Relocated plumbing

3. Kitchen Cabinetry & Functionality

Accessible cabinetry (pull-outs, drawers, angled shelving, organizers) significantly changes cost.

4. Doorway Widening

Typical modification: \$1,200–\$4,500 per door, depending on whether walls are load-bearing.

5. Flooring Selection

Preferred materials for Aging-in-Place include:

- Slip-resistant porcelain tile
- Smooth hardwood
- Resilient luxury vinyl plank

Transitions must be smooth to prevent fall risks.

6. Smart Home Technology

Increasingly popular in Tulsa:

- Motion-activated lights
- Smart thermostats
- Security systems
- Remote monitoring
- Video doorbells

Systems integrate safety with convenience.

7. Exterior Access Improvement

Entry ramps, zero-threshold entries, and covered front-porch modifications vary widely in cost.

8. Structural Modifications

Removing steps or level changes often requires reframing and new support.

9. Stair Mobility Solutions

- Stairlift installations
- Residential elevators
- Widened staircases
- Improved handrails and lighting

10. Premium Fixture Selection

Higher-end accessible faucets, shower systems, lighting, and cabinetry lead to higher cost.

SECTION 3: REALISTIC AGING-IN-PLACE BUDGETS FOR TULSA HOMEOWNERS

Basic Safety Upgrade Package:

\$15,000–\$45,000

Accessible Bathroom Remodel:

\$45,000–\$150,000

Accessible Kitchen Remodel:

\$65,000–\$160,000

Whole-Home Transformation:

\$150,000–\$300,000+

These prices reflect true Tulsa craftsmanship, premium materials, and long-term durability.

SECTION 4: WHERE TO INVEST FOR THE BIGGEST LONG-TERM BENEFIT

- Zero-entry shower
- Improved lighting
- Slip-resistant floors
- Widened pathways and doors
- Accessible cabinet interiors
- Smart home integration
- Laundry room accessibility
- First-floor bedroom & bathroom access

These upgrades create measurable improvements in safety and independence.

*Aging in place is not just about accessibility—
it's about creating a home that works beautifully today and confidently supports the future.*

Why Tulsa Homeowners Trust The Buckingham Group

44 years of Luxury + Accessibility expertise
Deep knowledge of Tulsa neighborhood home styles
Experienced structural and design-build teams
Proven critical path scheduling
5-year carpenter workmanship warranty
Customized solutions for mobility, comfort, and safety
Designs that blend elegance with functionality

