

# Are you Looking to Rent an Apartment or Home?



The Fair Housing Act Protects You



Creating Inclusive Communities  
of Opportunity



## Discrimination is Not Always Obvious or Apparent

Landlords and housing providers cannot deny you housing for discriminatory reasons. If you hear the following statements, it may be a sign of housing discrimination:

- “Are you sure you can afford the rent?”
- “We don’t have these units available for people with disabilities.”
- “The neighborhood isn’t child-friendly.”
- “I already rented the apartment to someone else.”
- “You may be more comfortable in another unit/building.”

### How Do I Know If I’ve Experienced Housing Discrimination?

**Q: Can a landlord ask me how serious my disability is?**

A: No. It is a violation of the law to inquire about the nature or extent of a person’s disability.

**Q: Can a landlord tell me that my son and daughter cannot share a room?**

A: No. A landlord should not be making decisions about bedroom and sleeping arrangements.

**Q: I have a disability and need an assistance animal. What if there is a “No Pets” policy?**

A: If you request a reasonable accommodation, a landlord is required to allow you to have an assistance animal, as long as you have a disability and a need for the assistance animal. You may be required to provide documentation to verify this



**REJECTED**

information. Assistance animals generally are not subject to “no pets” policies, pet fees or deposits, or restrictions on breed or size.

**Q: A landlord told me that they have had a bad experience with “my kind.” Can they refuse to rent to me based on past experiences?**

A: Basing housing decisions on stereotypes of members of protected classes is illegal. Landlords must judge each applicant based on their qualifications.

**Q: A housing provider told me that the place is already rented, but I still see a “For Rent” sign. Is this allowed?**

A: A landlord or housing provider must give truthful information to everyone who inquires about housing. It is illegal to give false or inconsistent information to potential renters.

**Q: A complex has an advertisement that states, “Able-bodied Only.” Is this against the law?**

A: It is illegal to suggest a preference for a particular type of tenant because of their membership in a protected class. This includes both advertising and statements made by employees or agents of the housing provider.

**Q: What types of criteria can a landlord use to determine if I’m eligible to rent?**

A: Housing providers may set income requirements, perform background or credit checks, or inquire about rental history, but these standards must be applied equally to all applicants. They may also prohibit behavior such as damaging property or harming other tenants.



## Recommendations for Landlords & Property Managers

- Treat all applicants alike regardless of race, color, national origin, sex, religion, familial status, disability, military status, sexual orientation, gender identity, immigration status, and source of income.
- Establish the same criteria and qualifications for all applicants.
- Offer the same terms and conditions to all applicants.
- Show all applicants the same type(s) of units.
- Ensure all staff receive fair housing training.
- Provide the same information about availability, amenities, or special offers/discounts to all applicants.
- Develop a policy for responding to reasonable modification and accommodation requests.

### **Fair housing laws are not the same as landlord-tenant laws.**

Landlord-tenant laws cover general rights and responsibilities of rental tenants and housing providers.

Fair housing laws protect you from discrimination and ensure that you are afforded an equal opportunity to rent the housing of your choice.



## Fair Housing is the Law

Everyone has the right to housing of their choice. It is illegal to discriminate in the rental of housing based on a person's protected class.

**Everyone is a member of a protected class.**

**Protected classes include:**

- Race
- Color
- National Origin
- Sex
- Religion
- Familial Status
- Disability
- Military Status\*
- Sexual Orientation\*\*
- Immigration Status\*\*
- Gender Identity\*\*
- Source of Income\*\*

The Fair Housing Act not only applies to you, but also covers anyone with whom you associate, including friends, relatives, or visitors.

Housing opens the door to other opportunities, including quality education, employment options, and access to services and transportation. In creating inclusive communities of opportunity, The Fair Housing Center seeks to improve quality of life in our community by expanding access to housing.

If you've been treated unfairly, please contact us for assistance. We will protect your right to equal housing opportunities.

\*state protection

\*\*local protection

# The Fair Housing Center

## Vision

The Fair Housing Center will be a leading visible force in preventing, correcting, and eliminating discriminatory housing practices. To achieve our vision, the Center works as a trusted community resource, engaging in education and outreach, advocacy for anti-discriminatory housing policies, mediation, research and investigation, and enforcement actions.

## Mission

The Fair Housing Center is a nonprofit civil rights agency that promotes housing choice, the creation of inclusive communities of opportunity, and the protection and expansion of fair housing rights to support strong communities free of housing discrimination.



## Creating Inclusive Communities of Opportunity

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