

FAIR HOUSING - IT'S THE LAW.

DID YOU KNOW THAT:

- You can't steer families with children to certain units or floors in your building or demand that opposite sex children have separate bedrooms?
- People with disabilities have extra protections under fair housing laws?
- Per capita charges have been found to have a disparate impact on families with children?
- Unless a building or community qualifies as housing for older persons as defined by HUD, it may not discriminate based on familial status?

Title VII I of the Civil Rights Act of **1968** with the Fair Housing Amendments Act of **1988**, is called the Fair Housing Act. As a landlord or housing provider it is YOUR responsibility to follow fair housing laws. Pennsylvania also has housing anti-discrimination laws that may apply to you. Here is some basic information about the Fair Housing Act:

What Housing Is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

What Is Prohibited?

It is illegal to take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting) or
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing
- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, **sex**, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Additional Protections for people with disabilities:

- Landlords must let a person with a disability make reasonable modifications to their dwelling or common use areas, at their expense, if necessary for the disabled person to use the housing.
- Landlords cannot refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.

FOR MORE INFORMATION ON FAIR HOUSING LAWS OR TO ARRANGE TRAINING CALL THE FAIR HOUSING RIGHTS CENTER IN SOUTHEASTERN PENNSYLVANIA AT 215.576.7711 OR VISIT www.fairhousingrights.org