

Everyone has the right to be treated fairly in housing. Fair housing is the right of all people to be free from discrimination in the rental, sale, or financing of housing.

Housing Violations

If based on protected class status, under fair housing laws, **it is a violation of the law to:**

- Refuse to rent or sell property
- Falsely inform prospective tenants and/or buyers that housing is not available when it is
- Only show certain properties to certain classes of people
- Set different terms, conditions, or privileges for the sale or rental of housing
- Provide different services or facilities to different individuals
- Refuse to provide information regarding mortgage loans, or impose different terms or conditions on a mortgage loan
- Deny property appraisals in a discriminatory manner
- Fail to design and construct housing in an accessible manner
- Fail to allow reasonable modifications to a dwelling or common area if it may be necessary for the full use of dwelling
- Refuse to make necessary reasonable accommodations
- Harass, coerce, intimidate or interfere with anyone exercising their individual housing rights

Unlawful Discrimination

If you believe you have been denied such housing rights, you may have experienced unlawful discrimination.

Housing discrimination occurs when sellers, landlords, property managers, mortgage lenders, insurers, and/or others with housing authority make illegal decisions based on an individuals' protected class status, which includes:

- Race
- Color
- National Origin
- Religion
- Sex
- Disability
- Familial Status

It is illegal to treat someone differently based on a protected class during all stages of the housing process, from the application for housing or financing for housing, to rental terms and conditions, to lease termination or eviction.