

# ***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 VIII 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 can not 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 US AT [www.fairhousingrights.org](http://www.fairhousingrights.org)**