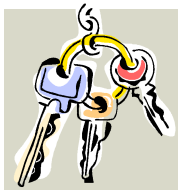
FAIR HOUSING

Fair Housing refers to laws and regulations that make it illegal to discriminate on the basis of a protected class in many activities which relate to the sale, lease, or rental of housing.

It is illegal to discriminate in housing based on the following:

- Race
- Color
- National Origin
- Sex
- Religion
- Physical or mental disability
- Familial status (the presence of children under the age of 18 or a pregnant female)

Federal and state laws protect you against housing discrimination and intimidation within the home. These laws apply to activities which include the following:



- Renting
- Buying
- Advertising
- Financing
- Purchasing property
- Insurance
- Building accessible housing

Harassment of a person enforcing fair housing rights is prohibited.

It may be housing discrimination if...

- you are told the apartment is not available to inspect, but a "for rent" sign is displayed.
- the owner tells you that your children must have separate bedrooms.
- the manager takes your application and promises to call you, but your phone never rings.
- you have a service animal (such as a guide dog) and you are told "No pets allowed."
- the landlord explains why another place would be better for you.
- the real estate agent steers you away from the neighborhood you requested.
- your condo or homeowners association won't let you make physical modifications to your unit to meet your disability.
- you are told that all first floor units are rented and children aren't allowed on the upper floors.
- a lender imposes different terms and conditions on a mortgage loan (such as interest rates or application procedures).

What to do if you experience housing discrimination

- Keep a written record of all attempted and actual contacts and conversations with the manager, landlord, owner, real estate agent, loan officer, mortgage officer, insurance agent, and others involved.
- Keep all documents, including leases, receipts, applications, letters of denial, and other materials related to the discrimination.
- You may contact:
  - Your local legal aid or legal services office
  - Florida Commission on Human Relations 800-342-8170
    e-mail: chrinfo@fchr.myflorida.com
    web site: http://fchr.state.fl.us
  - HUD Fair Housing Hotline 1-800-669-9777
    e-mail: Fheowebmanager@hud.gov
    web site: www.hud.gov/offices/fheo