

# *Fair Housing*

*IS  
YOUR  
EQUAL  
HOUSING  
OPPORTUNITY*



## **NEED HELP?**

Housing Discrimination

Complaints can be filed with:

**Fairfield County**

**Regional Planning Commission**

Court House

Lancaster, OH 43130

**1-740-652-7110** or call the

**Ohio Civil Rights Commission:**

**1-888-278-7101**

### **Do's and Don't for Home and Apartment Seekers:**

#### **Do Write Down:**

- the name of the manager or agent
- the address of the building
- the apartment number
- the number of bedrooms
- personal information requested of you
- information that you have volunteered about you
- the requirements for occupancy
- when the unit will be available
- how you found out about the apartment or house

#### **DO ask the manager or agent or a business card and to write down:**

- the apartment number or house number
- the amounts of the rent and deposit
- the date available

#### **DON'T take a simple "No"**

- ask for reasons and more information
- act angry, don't threaten to sue

#### **A LANDLORD MAY REQUIRE THE FOLLOWING, IF IT IS APPLIED EQUALLY TO EVERYONE**

- a certain income
- credit references
- first and last month's rent
- security deposit (within certain limits)

## **FAIR HOUSING**

## **INFORMATION BROCHURE**



**Fairfield County  
Regional Planning  
Commission:**

**1-740-652-7110**

# FEDERAL FAIR HOUSING LAWS PROHIBIT DISCRIMINATION IN HOUSING BASED UPON A PERSON'S...

**RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, HANDICAP, FAMILIAL STATUS OR MILITARY STATUS\***

## THE FOLLOWING ARE SOME OF THE ACTS WHICH ARE ILLEGAL:

1. Refuse to sell or rent a dwelling after a “bona-fide” offer has been made, or refuse to negotiate for the sale or rental of a dwelling.
2. Making different terms and conditions for buying or renting housing.
3. Make, print, publish or post statements or advertisements that a house or apartment is available only to persons or persons of a certain race, color, sex, religion, national origin, handicap, familial status or military status.
4. Denying housing is available for inspection, sale or rental (when it really is).
5. Discrimination in the financing, appraising, selling, brokering, or other “real estate related transaction” such as the making or purchasing of loans or providing other financial assistance.
6. Denying to persons the use of real estate services, brokerage services, or multiple listing services.

**FAMILIAL STATUS** — one or more individuals (under the age of 18) living with a parent or another person having legal custody of such individuals; or the designee of such parent or other person having such custody with the written permission of such parent or other person. The protection shall also apply to any person who is pregnant or in the process of securing legal custody of any individual under the age of 18.

**HANDICAPPED** — a person, with a physical or mental impairment which substantially limits one or more major life activities; has a record of such an impairment; or having regarded as having such an impairment.

**IF YOU HAVE A DISABILITY** — your landlord may not:

- Refuse to let you make reasonable modification to your dwelling or common use area, at your expense, if necessary for the handicapped person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the handicapped person to use the housing.
- However, housing need not be made available to a person who is a direct threat to the health or safety of others or who currently uses illegal drugs.

## HAS THIS EVER HAPPENED TO YOU?

“Sorry, that apartment has been rented already,”

...BUT YOU KNOW A VACANCY EXISTS.

“I’d prefer to rent to a man because a woman couldn’t keep up the property.”

...THIS MIGHT BE SEX DISCRIMINATION

“I have the right house for you!”

...BUT, YOU WANTED TO SEE THE HOUSE IN THE BETTER NEIGHBORHOOD.

“This is a smaller 2 bedroom house— we don’t allow children”

...DISCRIMINATION AGAINST FAMILIES IS ILLEGAL.

## IF THIS HAS HAPPENED TO YOU....

**CONTACT FAIR HOUSING IMMEDIATELY**

*\* Military status is a protected class under state law not Federal law.*