

Fair Housing, for your protection PLEASE READ

www.portal.hud.gov/hudportal/HUD

Criteria for Protection - Under the Fair Housing Act

Age, Ancestry, Color, Disability status, Familial status, Marital status, National origin, Participation in housing subsidy and public assistance programs, Physical or mental disability, Race, Religion, Sex, Sexual orientation, Veteran and military status

Common Violations

How to Sue Your Landlord lists several of the most common violations of the Fair Housing Act.

- Failing to maintain detailed records of every showing of rental units.
- Lack of written policies for renting units or inconsistent application of written policies.
- Retaliating against tenants who file complaints about the property or management practices.
- Creating adult only properties (except in some instances of housing for seniors).
- Failing to rent to people with children because of safety concerns (e.g., not renting to families with small children in an apartment complex with a swimming pool).
- Failing to make reasonable accommodation for tenants with disabilities.
- Creating unreasonable occupancy rules.
- Failing to properly set and communicate policies to tenants.
- Engaging in steering which involves directing certain groups to particular neighborhoods or certain areas of a rental property (e.g., "steering" college students to one particular building in a multi-building complex).
- Inconsistent screening practices.
- Failing to equally apply rules of conduct to all tenants.

- Failing to maintain sufficient written records (e.g., showings, move-in dates, calls from prospective tenants, tenant complaints, tenant communications, and details about repairs).
- Failing to properly train employees, managers, and leasing agents regarding fair housing laws.

Prohibited Actions

- Under the Fair Housing Act, property managers cannot engage in any of the following activities on the basis of color, disability, familial status, gender, national origin, race, or religion (Kathryn Haupt and others; Property Manager, 2012).
- Advertising properties in a way that shows preference or intention to discriminate.
- Acting in a manner that suggests that a property is unavailable for leasing or inspection when it is actually available.
- Changing lease terms for different prospective tenants.
- "Coercing, intimidating, threatening, or interfering with anyone on account of his enjoyment, attempt to enjoy, or encouragement or assistance to others in enjoying the rights granted by the Fair Housing Act" (p. 403).
- Refusing to negotiate the rental of a residential property or making it unavailable for leasing.
- Refusing to show or lease a residential property.

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