



FAIR HOUSING FACT SHEET

THE FAIR HOUSING ACT

The Fair Housing Act prohibits discrimination in housing because of:

- ◇ Race
- ◇ Color
- ◇ National Origin (the country you or your ancestors are from)
- ◇ Religion
- ◇ Sex
- ◇ Familial Status (having children)
- ◇ Disability
- ◇ Marital Status (City of Lincoln law only)

WHAT IS ILLEGAL?

No one may take any of the following actions based on race, color, national origin, sex, familial status, disability or marital status:

1) Refuse to rent or sell housing

- Examples:
- a) Landlord refuses to rent an apartment to a couple because they have children.
 - b) Owner refuses to sell a house to a person because they are African-American.

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2) Make housing unavailable

- Examples:
- a) An apartment complex has a "no-children" policy.
 - b) Owner of a house requires you to be a certain religion to rent the house.

3) Set different terms, conditions or privileges for sale or rental of a home or dwelling

- Examples:
- a) Landlord requires all Hispanic tenants to pay a higher deposit
 - b) Real Estate Company requires credit checks on all minority applicants, but not White applicants when trying to buy a home.
 - c) A bank charges higher interest rates for women than they do for men who are trying to purchase a home.

4) Falsely deny that housing is available for inspection, sale, or rental

- Examples:
- a) When a person is told over the phone that a house is for rent, but when the landlord sees the person is Asian, they are told it is no longer available.
 - b) A person from Bosnia tries to purchase a home, but because of his accent, he is told the home has been sold, when it has not been sold.

5) Show apartments or homes only in certain areas

- Example:
- a) A Real Estate Company will only sell homes to African-Americans in a particular part of town.

6) Refuse to make certain modifications or accommodations for persons with disabilities

- Examples:
- a) A blind person who uses a guide dog is refused rental because the apartment complex has a "no pet" policy.
 - b) A landlord refuses a request from a disabled tenant for a reserved parking spot near the entrance so they can get in the building.