

FAIR HOUSING

FAMILIAL STATUS

Housing Discrimination Against Families With Children Is Illegal

Familial status, defined as having children under the age of 18, is a protected characteristic under federal, state, and local fair housing laws. This includes pregnant individuals, parents or others persons with legal custody of a child, and those anticipating legal custody of a child under the age of 18.

Occupancy standards

Housing providers are permitted to establish reasonable occupancy standards for the number of persons who can occupy a home **based on the local occupancy code.**

A landlord cannot force families into housing units larger than necessary, such as requiring each child to have their own bedroom.



Where can this happen?

- Rental Housing
- Home Sales
- Mortgage Lending
- Condos
- Home Insurance
- Housing Advertisements

Senior Housing

The law allows an **exemption** for housing that is intended and designed specifically for seniors and elderly people.



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HOME is a private, non-profit fair housing agency serving the Greater Cincinnati area.

FAIR HOUSING: FAMILIAL STATUS DISCRIMINATION

This can look like...

- An apartment that is for adults only or “no kids”
- Renting to families with children, but only with a higher deposit
- Denying a couple housing stating their adoptive family doesn’t fit the “neighborhood’s traditional family standard”



This can also look like...

- Having restrictive rules or banning children from certain amenities the building, like pools or lawns.
- Telling a prospective renter with children that they wouldn’t enjoy living in a building designed for younger tenants without children
- Designating certain floors or buildings for families with children
- A lender delaying or denying a mortgage because the borrower is expecting a child.



Think you’ve experienced discrimination?

Contact HOME for help! We will:

- Record the facts about what happened to you
- Investigate and help to resolve the complaint
- Offer advice and counsel about enforcement options



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