

# FAIR HOUSING

# DISABILITY

## Housing Discrimination Based on Disability is Illegal

The federal Fair Housing Act makes it unlawful to discriminate in all housing transactions on the basis of any physical or mental impairment, history of a disability, or perceived as having a disability.

The Fair Housing Act also protects those associated with the person with a disability, for example, a parent.

## Reasonable Accommodations

Reasonable accommodations are **changes in rules, policies, practices, or services**, such as allowing assistance animals or a designated parking spot.

*The person with a disability must request the accommodation, and the housing provider may request a statement from a licensed professional verifying the need.*



## Reasonable Modifications

Reasonable modifications are **structural changes**, such as installing a ramp or widening a doorway

*Under private landlords, the cost of the modification is the tenant's responsibility.*



## Where can this happen?

- Rental Housing
- Home Sales
- Mortgage Lending
- Housing Advertisements
- Home Insurance
- Condos
- Homeless Shelters
- Extended Stay Hotels
- Senior Housing

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

# FAIR HOUSING: DISABILITY DISCRIMINATION

## This can look like...

- Refusal to allow assistance animals because of a "no pets" policy
- Refusal to rent or sell because of a person's disability
- Charging a tenant higher rent because they have a live-in caregiver.



## This can also look like...



- Refusing to give a reserved parking space for someone with a mobility disability because "then everyone will want one"
- Refusal to add handrails to make a primary entrance and shared spaces accessible
- Asking too many or too detailed questions about your disability
- Refusing to change a tenant's rent due date to accommodate when they receive their disability check

## 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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