community where no pets are allowed, and
not charge a pet fee, or allowing a tenant with
a serious heart condition to have a reserved
parking space close to the tenant's apartment.

Q: If a landlord has available units which are
equipped for the handicapped, does a handi-
capped person have to take one of these units?
A: No. A landlord can allow a handicapped
person of the availability of specially equipped
units, but the handicapped person must be
allowed to choose from any of the units which
are available.

Familial Status

Q: Can persons with children be denied housing
based on their status as such?
A: No. The fair housing laws protect persons
who (1) has a child under the age of 18, (2)
have legal custody of a child, (3) is designated
by the owner or lessor.

Q: Must a landlord or lessor inform its tenants of
the fair housing laws when discriminating against persons
based on the age or sex of the individuals.
A: Yes. It is a violation of the fair housing laws to
discriminate against an individual on the basis of his or her
sex or age. Sex and age are always considered protected
categories.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon the sex or age of its members?
A: No. The fair housing laws do not authorize
such a refusal. Members of a particular group
are protected from discrimination in housing
based on the sex or age of the individuals.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their familial status?
A: No. The fair housing laws do not authorize
such a refusal. Members of a particular group
are protected from discrimination in housing
based on the familial status.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their income?
A: No. The fair housing laws do not authorize
such a refusal. Members of a particular group
are protected from discrimination in housing
based on their income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based on the quốc tế status?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the quốc tế status.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their national origin?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the national origin.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their race?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the race.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based on their religious affiliation?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the religious affiliation.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their sexual preference?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the sexual preference.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.

Q: Can a landlord or lessor refuse to rent
apartments to members of a particular group
based upon their source of income?
A: Yes. It is a violation of the fair housing laws to
discriminate against a member of a protected
category based on the source of income.
Discriminatory Practices

Q: What are some common unlawful acts of discrimination?
A: Refusing to rent or sell — It is against the law to make a rental or sales decision on the basis of a person’s membership in one of the protected categories:
- Sex
- Race
- National origin
- Religion
- Handicap
- Familial status
- Sexual orientation
- Gender identity
- Ancestry
- Bilingual status
- Name
- Marital status
- Race
- Place of origin

Discriminatory advertising — Advertising or making any statement that dereaives directly or indirectly an intent to make a limitation, specification, or to discriminate with respect to housing. For example, a local broadsheet’s classifieds section may carry an advertisement that states, “Selling a beach house on the west side of the island, no questions asked, no contract or deed. Call (123) 456-7890.”

Interference, coercion, or intimidation — Trying, in a direct or subtle way, to scare a person into moving out of a neighborhood because of his or her membership in one of these protected categories.

Q: Can a person other than the seller or landlord be guilty of violating the fair housing laws?
A: Yes. Anyone involved in the real estate transaction who discriminates based on a protected category is guilty of violating the fair housing laws. For example, a local broker handles a real estate agent that the agent will not help anyone else with kids to move into the neighborhood; the broker will not do business with the agent or the agent’s customers.

Q: What must an owner do to rent or sell a property to someone who is a member of one of the protected categories?
A: An owner may not refuse to rent or sell to a person who is a member of one of the protected categories.

Q: Can an owner discriminate against a prospective buyer or tenant because of the race or the color of the prospective buyer or tenant’s unit?
A: An owner may not discriminate against a prospective buyer or tenant who is a member of one of the protected categories.

Q: Can an owner discriminate against a prospective buyer or tenant because of the race or the color of the prospective buyer or tenant’s unit?
A: An owner may not discriminate against a prospective buyer or tenant who is a member of one of the protected categories.

Q: Can an owner discriminate against a prospective buyer or tenant because of the race or the color of the prospective buyer or tenant’s unit?
A: An owner may not discriminate against a prospective buyer or tenant who is a member of one of the protected categories.

Q: Can a landlord charge a higher security deposit to a handicapped person who makes modifications to a rental unit?
A: Yes. A landlord must make reasonable modifications to public and common use areas of the premises to the existing premises as necessary for the full enjoyment of the premises, and of the property.

Q: Does a landlord have to allow a handicapped person to make modifications to a rental unit?
A: Yes. A landlord must make reasonable modifications to public and common use areas of the premises to the existing premises as necessary for the full enjoyment of the premises, and of the property.

Handicap

Q: What conditions are considered handicaps under the fair housing laws?
A: A handicap is a condition that results from or is related to a physical or mental impairment which substantially limits one or more major life activities. Some examples are: physical disability, mental illness or retardation, visual or auditory impairment, or heart disease. Human Immunodeficiency Virus (HIV) infection or AIDS, drug addiction (other than addiction caused by current, illegal use of a controlled substance). A handicapped person is responsible for the cost of modifications made to the premises to provide equal opportunity to use and enjoy a housing unit, including public and common use areas of the premises to the existing premises as necessary for the full enjoyment of the premises, and of the property.

Q: Does a landlord have to make other accommodations for a handicapped tenant?
A: Yes. A landlord must make reasonable accommodations in rules, policies, practices, or services and facilities of the premises to the existing premises as necessary for the full enjoyment of the premises, and of the property.

Q: Does a landlord have to make other accommodations for a handicapped tenant?
A: Yes. A landlord must make reasonable accommodations in rules, policies, practices, or services and facilities of the premises to the existing premises as necessary for the full enjoyment of the premises, and of the property.