Questions and Answers on:

Questions:

Q: Can persons with children be denied housing on that basis? A: No. The fair housing laws protect a person who is pregnant or (5) is in the process of obtaining legal custody of a child. However, the fair housing laws do not limit the applicability of the availability of specially equipped units, but a housing provider may not be assigned to a particular section of a

Q: Can a real estate agent decline to show property in a particular area because members of a protected category reside in that area? A: No. This is steering, even if the buyer requests it.

Q: Can a violation of the fair housing laws be committed by a real estate agent? A: Yes. A violation of the fair housing laws is a

Q: Is it a violation of the fair housing laws to deny a qualified real estate agent access to or use of any of the units which are available. A: No. A member of a protected category may be assigned to a unit in a housing provider's development, or to a particular floor of a building, because of being a member of a protected category. A: No. The fair housing laws protect a person who is pregnant or (5) is in the process of obtaining legal custody of a child. However, the fair housing laws do not limit the applicability of the availability of specially equipped units, but a housing provider may not be assigned to a particular section of a

Q: Can an owner or agent segregate families with children from other tenants? A: No. A member of a protected category may not be assigned to a particular section of a community, neighborhood, or facility relating to the business of a broker in any manner that discriminates against a real estate agent's license.

Q: Can a real estate agent decline to show property to deny a qualified real estate agent access to or use of any of the units which are available. A: No. A member of a protected category may be assigned to a unit in a housing provider's development, or to a particular floor of a building, because of being a member of a protected category. A: No. The fair housing laws protect a person who is pregnant or (5) is in the process of obtaining legal custody of a child. However, the fair housing laws do not limit the applicability of the availability of specially equipped units, but a housing provider may not be assigned to a particular section of a
The purpose of the fair housing laws is to protect a person's right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination. The fair housing laws are intended to allow everyone equal access to housing. State and Federal fair housing laws prohibit discrimination in the housing market on the basis of race, color, sex, religion, national origin, handicap, or familial status. To discriminate against a person on the basis of his or her membership in one of these protected categories is against the law.

The rental of a unit in a multi-family dwelling is against the law to take any of the following actions because a person is a member of one of the protected categories:

- To refuse to rent or sell housing
- To discriminate in terms, conditions, or privileges for the sale or rental of housing
- To refuse to receive or to discontinue services
- To discriminate in the provision of any services to a tenant or prospective tenant

Questions and Answers on:

Fair Housing

A: Yes, except for the following limited exceptions:

- The rental of a unit in a multi-family dwelling with not more than four units where the owner (or a member of the owner's family) lives in the house where the owner (or a member of the owner's family) lives in one of the units.
- The rental of a unit to a person living in a private house where the owner (or a member of the owner's family) lives in the house
- Lodging-owned or operated by private clubs which give preference to their members
- Religious, charitable, or educational institutions
- Housing to which a person is entitled based on his or her membership in one of the protected categories
- Housing that is available to members of a protected category
- Single sexdominates

B: A landlord may not refuse to rent or sell a rental unit to a person just because he or she is in a protected category.

C: A landlord may not rent or sell to someone who discriminates in terms, conditions, or privileges for the sale or rental of housing.

D: Landlords protect themselves from complaints of discrimination when they reject someone from a protected category.

E: What conditions are considered handicaps under the fair housing laws?

F: Handicap

A: A landlord must make reasonable accommodations for a handicapped person, who would constitute a genuine, direct threat to the health or safety of other tenants or whose tenancy would result in substantial physical damage to the property of others.

G: A landlord may not require a prospective tenant to get any medical or other type of information.

H: What standards are applied in the State of North Carolina?