



What is the Fair Housing Act?

Answer: The Fair Housing Act (FHA) of 1968 is a federal law that prohibits discrimination in housing based on race, color, religion, sex, national origin, disability, and familial status. It ensures that everyone has equal access to housing opportunities and protects against discriminatory practices in the sale, rental, and financing of housing. More detailed information can be found [here](#).

What types of discrimination are prohibited under the Fair Housing Act?

Answer: The FHA prohibits discrimination in housing practices based on race, color, religion, sex, national origin, disability, and familial status. This includes discriminatory actions in the sale, rental, or financing of housing, as well as harassment and intimidation.

Who is protected under the Fair Housing Act?

Answer: The FHA protects individuals from discrimination based on race, color, religion, sex, national origin, disability, and familial status. This includes prospective tenants, current tenants, and homebuyers, regardless of their protected status.

Are refugees and newcomers protected under the Fair Housing Act?

Answer: Yes, refugees and newcomers are protected under the Fair Housing Act. The Act prohibits discrimination based on national origin, which includes individuals seeking refuge or those who are new to the country. Landlords and housing providers must offer equal housing opportunities regardless of a person's immigration status or place of origin.

Can a landlord discriminate against a refugee based on their country of origin?

Answer: No, a landlord cannot discriminate against a refugee based on their country of origin. The Fair Housing Act ensures that individuals are protected from discrimination based on national origin, and this includes refugees and immigrants from any country.

What are some examples of discriminatory practices prohibited by the Fair Housing Act?

Answer: Examples of prohibited practices include refusing to rent or sell housing based on a person's protected status, setting different terms or conditions for housing based on discrimination, and providing false information about availability or pricing.

What rights do newcomers have if they face discrimination when seeking housing?

Answer: Newcomers have the right to file a complaint with the Department of Housing and Urban Development (HUD) or a local fair housing agency if they face discrimination. They can also seek legal assistance to address the issue. The Fair Housing Act protects all individuals from discrimination during the housing application process and throughout their tenancy.

What should a tenant do if they experience discrimination in housing?

Answer: A tenant who experiences discrimination should document the incidents, including dates, times, and details of the discriminatory behavior. They can file a complaint with the U.S. Department of Housing and Urban Development (HUD) or contact a local fair housing agency. Complaints must generally be filed within one year of the alleged discrimination.

How can tenants file a Fair Housing complaint?

Answer: Tenants can file a Fair Housing complaint by contacting HUD or a local fair housing agency. Complaints should be filed within one year of the alleged discrimination. Tenants can provide documentation of the discrimination and any relevant evidence to support their case.

What are the possible outcomes of a Fair Housing complaint?

Answer: Outcomes of a Fair Housing complaint may include mediation between parties, legal action leading to penalties or changes in practices, or remedies such as compensation for damages or changes in housing policies. HUD or the fair housing agency will investigate and determine the appropriate resolution.

What are landlord responsibilities under the Fair Housing Act?

Answer: Landlords must ensure that their housing practices do not discriminate against individuals based on protected classes. They are responsible for maintaining fair and equitable rental practices, providing reasonable accommodations and modifications for disabilities, and addressing discriminatory behaviors or practices.

What are the tenant's responsibilities under the Fair Housing Act?

Answer: Tenants are responsible for complying with lease agreements, maintaining the property, paying rent on time, respecting other tenants, following property rules, and reporting issues or needed repairs. They should also understand and exercise their rights under the FHA.

Are landlords allowed to set different rules for tenants based on their religion or race?

Answer: No, landlords are prohibited from setting different rules or conditions based on a tenant's religion, race, or other protected status. All tenants must be treated equally and fairly according to the terms of their lease agreement.

Can an applicant and or tenants request reasonable accommodations and modifications under the Fair Housing Act?

Answer: Yes, applicants and tenants with disabilities can request reasonable accommodations and or modification in order to fully enjoy their housing. This may include modifications to the property or changes in policies and procedures. An applicant or tenant can make these requests verbally or in writing and may need to provide documentation of their disability.

How can landlords ensure they comply with the Fair Housing Act?

Answer: Landlords can ensure compliance by educating themselves and their staff about fair housing laws, applying policies consistently, avoiding discriminatory practices, providing reasonable accommodations and modifications, and addressing any complaints or issues related to discrimination promptly and effectively.

What rights do tenants have regarding eviction?

Answer: Tenants have the right to due process during eviction proceedings, including receiving proper notice and having the opportunity to contest the eviction in court. They have the right to have legal representation during the proceedings. They cannot be evicted for exercising their rights under the Fair Housing Act, such as reporting discrimination or requesting reasonable accommodations.

What should an applicant do if a landlord refuses to accept alternative application documents for newcomers, such as an I-94 card, citing Fair Housing Act restrictions?

Answer: If a landlord refuses to accept alternative application documents, like an I-94 card, and cites Fair Housing Act restrictions, the tenant should understand that the Fair Housing Act requires landlords to treat all applicants equally and not impose discriminatory requirements based on national

origin or immigration status. However, the landlord's refusal may be due to software systems that do not provide overrides to accept alternative documentation. The applicant can request clarification in writing and, if necessary, seek assistance from a local fair housing agency for additional support.

What if a landlord refuses to rent to newcomers because they cannot make exceptions to policies such as credit checks or references?

Answer: If a landlord refuses to rent to newcomers based on the inability to make exceptions to standard policies like credit checks or references, it may indicate a discriminatory practice. The Fair Housing Act requires landlords to apply their policies consistently and not discriminate against individuals based on their nationality or refugee status. If a newcomer faces this issue, they should document the landlord's refusal and request written explanations for the policy. The newcomer should then contact a fair housing agency or legal aid organization to report potential discrimination and seek assistance. Fair housing advocates can help ensure that policies are applied fairly and that the newcomer's rights are protected.

Filing a Fair Housing Complaint: Steps to Take if Discriminated Against

- **Local Fair Housing Agency:** Contact your [local fair housing agency](#) for assistance.
- **HUD Complaint Hotline:** Call 1-800-669-9777 or TTY 1-800-927-9275.
- **Online:** File a complaint online at [HUD's website](#).
- **Mail:** Send a completed [complaint form or letter](#) to the Office of Fair Housing and Equal Opportunity, Department of Housing & Urban Development.