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# Fair Housing Law

## Reasonable Accommodations & Modifications

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### What is housing discrimination?

Discrimination is the act of treating someone differently in the sale or renting of housing due to their race, color, sex, religion, national origin, disability, or family status.

### Fair Housing Law

Fair Housing Law provides protects consumers from unfair practices related to the sale or rental of housing. Fair housing law makes it illegal to discriminate against people in the housing market due to **race, color, national origin, religion, sex, familial status or disability**.

### What is a Disability

Fair housing law specifically protects individuals against discrimination in housing. Disabilities may be physical, including sensory concerns such as hearing loss, mobility or visual impairment. They may be associated with diseases, such as AIDS, or chronic alcoholism. Disabilities may also be mental including retardation or chronic mental illness. In order to be protected by fair housing law, those with a disability must have documentation of having such a disability or be looked upon as having such a disability.

### Reasonable Accommodation and Modification

People with disabilities often face barriers when it comes to using housing. They may need modifications such as wider doors, or accessible kitchen or bath features or other modifications in order to make the home accessible. They may also need to accommodations or adjustments to the landlords rules in order to fully be able to use the living unit or surround grounds, such as allowing a service dog in a unit that doesn't allow pets. Specifically, fair housing law makes it illegal for landlords to:

- 1. refuse to make reasonable accommodations in rules, policies, and services so that the allow tenant the opportunity to fully occupy and enjoy the use of the housing unit, and*
- 2. refuse to allow reasonable modifications to the unit if that modification allows the tenant to fully use the premises*

In addition to the responsibilities that landlords have regarding fair housing law, individuals with



disabilities also have responsibilities. In order to make modifications, tenants must first receive their landlord's permission to make modifications. They must provide the landlord with a complete description of the modifications that are required and make assurances that the modifications will be performed in a professional manner. Tenants may be responsible for the cost of reasonable modifications. Additionally, the tenant may be required to return the housing unit back to its original condition.



## Reporting discrimination

If you or someone you live with has a disability and has experienced discrimination in the housing market, you can call the North Carolina Human Relations Commission at:

(919) 807-4420 or (866)324-7474

or visit the Commission website at:

<http://www.doa.nc.gov/hrc/fairhousing.aspx>

### References

<http://www.nchfa.com/forms/Forms/ReasonableAccommodation.pdf>

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/FHLaws](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws)

