

Questions That Your Landlord Can Ask You

- What Kinds of Questions Can my Landlord Legally Ask Me?

He/She can ask you about your:

- Employment History
- Current Salary
- Rental History
- Prior Criminal Record/History
- What accessibility features you need to make your home accessible to you

• **It is not legal to inquire as to your Race, National Origin, Religion, or into the nature or severity of your disability!**

- What are some examples of "Reasonable Accommodations?"

-Provide the rental agreement, sales agreement or other notices in clear and simple terms.

-Provide a reminder at the beginning of the month that the rent is due if requested.

- What are some examples of "Reasonable Modifications?"

-Widening doorways

-Allowing a ramp to be built

-Allowing grab bars in the bathroom

-Allowing the carpet to be removed from the floors

***Some Modifications may be done at landlord's expense, and some may be done at tenant's expense.**

Take Action!!

What Do I Do if I feel I have Been Discriminated Against?

- You may want to file a confidential claim with HUD
- Your Local Legal Services of North Florida, Inc. office is available to provide you with the complaint form, answer questions and assist you with filling out the complaint.

Addresses and Phone Numbers:

Legal Services of North Florida, Inc.

Pensacola Office
118 South Baylen Street
Pensacola, Florida 32502
tel. (850) 432-8222

Fort Walton Beach Office
133 Staff Drive, Suite B
Fort Walton Beach, Florida 32548
tel. (850) 862-3279

Panama City Office
211 East 11th Street
Panama City, Florida 32401-2938
tel. (850) 769-3581

U.S.Dept. of Housing and Urban Development Atlanta
Regional Office of FHEO

James N. Sutton@hud.gov (FHEO Director)

Local Office for Alabama, the Caribbean, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, and Tennessee:

Five Points Plaza
40 Marietta Street, 16th Floor
Atlanta, Georgia 30303-2806 tel. (404) 730-2654
Toll free: 1 (800) 440-8091
TTY (404) 331-5140

If after you have contacted your local HUD office and/or Legal Services of North Florida, Inc. Offices closest to you, and you still have questions, contact HUD at:

US Department of Housing and Urban Development office of Fair housing and Equal Opportunity

Myron Newry
Director of FHIP Support Division
451 7th Street S.W. Room 5204
Washington D.C. 20410-2000
Telephone (202) 708-2215
Toll Free 1-800-669-9777
Fax (202) 708-1455
TTY 1-800-927-9275



It Is Against The Law to

Discriminate Against Someone

Based on These Factors:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status (Families with children under the age of 18, or who are expecting a child)
- Handicap (if you or someone close to you has a handicap)

Legal Services of North Florida, Inc.
www.lsnf.org
www.fairhousinginfo.org

This Program Sponsored in Part by a grant from the U.S. Dept. of HUD
www.hud.gov





How Do You Spot Housing Discrimination?

- Has an owner of a building or an apartment manager refused to rent to you or sell to you?
- Have they told you that the housing is unavailable and later you found out that it was available?
- Did you feel that you were only being shown apartments or homes in certain neighborhoods only?
- Have you seen advertisements targeted to only preferred groups of people.
- Have you been refused information regarding mortgage loans, denied a mortgage loan, or been given different terms on a mortgage loan than you believe equitable from a mortgage broker or financial institution?
- Have you been denied property insurance?
- Do you feel that your property appraisal was conducted in a discriminatory manner?
- Has your builder, apartment manager, or landlord refused to make a reasonable accommodation or modification for you as a disabled person?
- Has your builder, apartment manager, or landlord failed to design and construct housing in an accessible manner to accommodate your disability?
- Have you been harassed, intimidated while exercising your fair housing rights, or has someone who has attempted to assist you in exercising your fair housing rights been harassed or intimidated?

If the answer is “Yes” to any of these questions you may have been the victim of Housing Discrimination!!

Who must abide by the Fair Housing Act?

•Who is covered?

- HUD assisted housing providers
- Other Federally assisted housing providers
- Private housing providers
- Property management companies
- Real estate agents
- Owners
- Home owner Associations
- Private Individuals who interfere with protected rights
- State and local units of government
- Lenders
- Appraisers
- Insurance Companies
- Publishers
- Architects and Builders

•Who is not Covered?

- This can be a complicated question and is best answered by someone at your local HUD office or at your nearest Legal Services of North Florida, Inc. location. See the next pages for locations and numbers.

What Housing And Activity Is Covered By The Fair housing Act?

•What about housing with people who are 55 and over?

- These housing areas are especially treated areas of housing.
- At least 80% of the units must be occupied by one person over the age of 55.
- These housing areas must clearly identify who lives in the other 20% of that housing area.
- And, in certain housing areas, if all residents of the housing facility are aged 62 or over, that housing area doesn't have to abide by the familial status discrimination law **ONLY**. The rest of the discrimination laws **APPLY**.

•What type of housing or land/property, lending is covered?

•MOST HOUSING-REGARDLESS OF OWNERSHIP!

- Sales and Rentals of Single-Family houses or Multi-family Units
- Mobile home parks
- Vacant land for sale or lease for construction of residential housing.
- Mortgage lending
- Design and new construction
- Any other structure designed to house people