

FAIR HOUSING ITS YOUR RIGHT

Fair Housing

Title VII of the Civil Rights Act of 1968 (The Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on: race, color, national origin, religion, gender, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18) or disability.

What Housing Is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

What is Prohibited?

In the Sale and Rental of Housing:

No one may take any of the following actions based on race, color, national origin, religion, gender, familial status or disability:

- Refuse to rent or sell housing,
- Refuse to negotiate for housing,
- Make housing unavailable,
- Deny a dwelling,
- Set different terms, conditions or privileges for sale or rental of a dwelling,
- Provide different housing services or facilities,
- Falsely deny that housing is available for inspection, sale, or rental.
- For profit, persuade owners to sell or rent (blockbusting) or, deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

In Mortgage Lending:

No one may take any of the following actions based on race, color, national origin, religion, gender familial status or disability:

- Refuse to make a mortgage loan,
- Refuse to provide information regarding loans,
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property,
- Refuse to purchase a loan or
- Set different terms or conditions for purchasing a loan.

It is illegal for anyone to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

If you believe your rights have been violated or someone you know rights have been violated, you can file a fair housing complaint by contacting:

- Housing Opportunity Project for Excellence (HOPE), Inc at 305-651-HOPE(4673) or file a complaint at <http://www.hopefhc.com/complaint/> or
- Department of Housing and Urban Development (HUD)- Office of Fair Housing and Equal Opportunity at 1-800-669-9777 or <http://www.hud.gov/complaints/housediscrim.cfm> or

For Additional Information on Fair Housing:

- US HUD www.hud.gov/offices/fheo/FHlaws
- Broward County- Civil Rights Division
<http://www.broward.org/Intergovernmental/Pages/HumanRights.aspx>