

What is **PROHIBITED** by **FAIR HOUSING LAWS**?

In the sale and rental of housing, it is illegal to take any of the following actions on the basis of a protected category:

- To refuse to sell or rent on the basis of a protected classification.
- To claim that a dwelling is not available when the dwelling is in fact available.
- To refuse to allow a tenant with a disability to make accessibility modifications at the tenant's expense, or to refuse to provide reasonable accommodations for the tenant.
- To deny access or membership to a facility or service related to the sale or rental of housing.
- To refuse to rent to a family because of safety concerns.

EXAMPLES of **DISCRIMINATORY PRACTICES**:

• Landlord terminates lease after finding out tenant is HIV positive.

FORM OF DISCRIMINATION:

Disability

• An Asian woman called about the availability of a unit. When she met the owner, he told her that the unit was rented. When her white friend called about the unit, she was informed it was still available.

FORM OF DISCRIMINATION:

National origin/race

• Prospective male tenant was told that the landlord rents only to women because they damage apartments less than men. FORM OF DISCRIMINATION: **Sex**

• Landlord advertises apartment as being "perfect for singles." FORM OF DISCRIMINATION: **Familial status**

• Landlord refuses to rent to prospective tenant who uses a wheelchair, citing concerns about the wheelchair damaging the walls and floors. FORM OF DISCRIMINATION: **Disability**

What do I do if I **FEEL DISCRIMINATED AGAINST**?

If the alleged discrimination occurred in the City, you may **file a complaint** with the

Bloomington Human Rights Commission
401 N. Morton Street
PO Box 100
Bloomington, IN 47402
(812) 349-3429
human.rights@bloomington.in.gov

If the alleged discrimination occurred outside the City limits but within Monroe County, contact the

Monroe County Human Rights Commission
Courthouse, 100 W. Kirkwood Ave.
Bloomington, IN 47404
(812) 349-2525

It's important to document your complaint. Jot down names or descriptions of people you talked to. Keep a copy of the ad. Keep a list of witnesses.

You have 180 days from the date of the alleged discrimination to file a complaint but the earlier you file, the more effective the investigation will be.

FAIR HOUSING LAWS:

Fair housing laws prohibit discrimination in housing on the basis of several protected categories, including the following:

- Race or Color
- National Origin or Ancestry
- Religion
- Sex or Sexual Orientation
- Gender Identity
- Veteran Status
- Housing Status
- Disability
- 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)
- Housing Status
(perceived as experiencing homelessness)
- Veteran Status

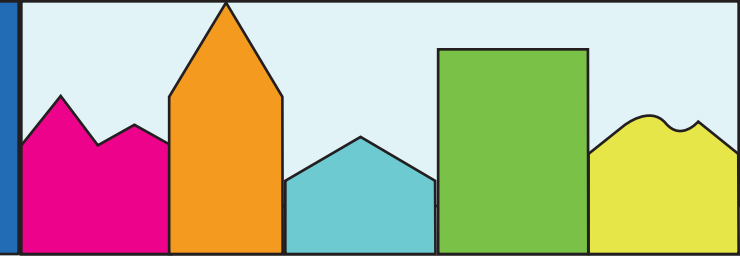
FAIR HOUSING is a RIGHT!

Fair housing laws protect all of us. We are all members of protected classes. None of us should be excluded from living where we want to live because of our membership in a protected class.

Our goal is to get rid of housing discrimination through education of landlords, tenants, buyers and real estate agents, through prompt and fair investigations of housing discrimination complaints.

If you have any questions about your rights and responsibilities under fair housing laws, or if you would like a presentation on related issues, please contact the Bloomington Human Rights Commission, 812-349-3429 or e-mail human.rights@bloomington.in.gov.

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FAIR HOUSING

Your Rights Under The Law



CITY OF BLOOMINGTON

Prepared by the Bloomington Housing and Neighborhood Development Department and the Bloomington Human Rights Commission

