



---

# DO YOU KNOW YOUR RIGHTS

Fair Housing is the right to choose housing free from unlawful discrimination. Federal, state and local fair housing laws protect people from discrimination in housing transactions such as rentals, sales, lending and insurance.

---

## THE FAIR HOUSING ACT PROHIBITS DISCRIMINATION IN HOUSING BECAUSE OF:

- Race
- Color
- National Origin
- Religion
- Sex (including gender identity and sexual orientation)
- Familial Status
- Disability

---

**FAIR HOUSING ACT OF 1968**

---



Discrimination includes refusing to rent or sell, or charging more or offering different terms to someone, because of his or her membership in one of the protected classes. Housing providers are prohibited from making false statements about availability.

# PROHIBITED CONDUCT

People with disabilities are also allowed to obtain reasonable accommodations to rules or policies to allow them to reside in housing, as well as to make reasonable modifications to the property, if needed because of their disability.

**HARASSING SOMEONE, OR RETALIATING AGAINST OR INTERFERING WITH SOMEONE WHO IS ATTEMPTING TO EXERCISE THEIR FAIR HOUSING RIGHTS, IS ALSO PROHIBITED.**



We Are Columbia



## REPORTING VIOLATIONS

### **SOUTH CAROLINA HUMAN AFFAIRS**

1026 Sumter Street, Suite 101  
Columbia, SC 29201  
(803)-737-7800  
<https://schac.sc.gov>

### **U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

[www.hud.gov](http://www.hud.gov)

Telephone: 1-800-669-9777 or  
Teletypewriter: 1-800-877-8339

### **CITY OF COLUMBIA COMMUNITY DEVELOPMENT DEPARTMENT**

Telephone: (803) 545-3373



## PROHIBITED CONDUCT

## EXAMPLE OF REASONABLE ACCOMMODATION

Jane has a development disability that affects her capacity to manage her own finances. Jane tells her building manager that her mother will be paying her rent for this reason and asks all notices relating to her rent can be sent to her mother. The building manager tells Jane that the management company has a policy of only sending notices to residents, no exceptions. Several months later, Jane receives an eviction notice because her mother had not known that Jane's rent had increased. Jane files a complaint with HUD because denying a reasonable accommodation is a form of disability discrimination.

## EXAMPLE OF DISCRIMINATION

John recently moved to the United States from Mexico. One day, John sees that there is a new tenant in the apartment next to his, so he welcomes her to the building. John's neighbor comments on how nice everyone in the building seems, especially the building manager who offered to waive her security deposit because she seems like a good person. John is surprised because the building manager was short-tempered with him and said that John's accent made him hard to understand. John later asks around and finds out that the building manager has waived fees and deposits for other tenants he likes, but not for him or other persons from Mexico. John files a complaint with HUD because providing different terms and conditions to tenants because of national origin is illegal discrimination.

## REPORTING VIOLATIONS

### SOUTH CAROLINA HUMAN AFFAIRS

1026 Sumter Street, Suite 101

Columbia, SC 29201

(803)-737-7800

<https://schac.sc.gov>

### U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[www.hud.gov](http://www.hud.gov)

Telephone: 1-800-669-9777 or

Teletypewriter: 1-800-877-8339

### CITY OF COLUMBIA COMMUNITY DEVELOPMENT DEPARTMENT

Telephone: (803) 545-3373

# FAIR HOUSING ACT VIOLATIONS

---



- Creating rules that treat renters with children differently than renters without children.
- Asking a prospective tenant how many children they have or if they are expecting.
- Failing to maintain and retain proper documentation of a prospective tenant's application process.
- Declining a rental application for any reason other than the prospective resident not meeting your stated qualification criteria. Your guidelines should be clear, visible, and impartial.
- Denying a disabled resident' resident's request for an assigned parking spot or refusing to install grab bars in the bathroom. Under the Fair Housing Act, you must make reasonable accommodations, defined as a change exception, or adjustment to a rule, policy, practice or service that may be necessary for a person with disabilities" to able to use and enjoy a dwelling, including public and common use spaces.
- Evicting a hoarder. Hoarding is a disorder, and as such, hoarders are entitled to protections under FHA as people with other mental or physical disabilities.
- Falling to establish a clear maintenance response policy.
- Not providing fair housing training for all your employees and associates.