

# Housing discrimination is illegal. Know your rights.

## The Federal Fair Housing Act

(FHA) prohibits discrimination in housing on the basis of the following protected classes:

- race
- color
- religion
- national origin
- sex\* (including sexual harassment)
- familial status\*\*
- disability

\* The FHA does not specifically protect against discrimination based on sexual orientation and gender identity. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered under the FHA.

\*\* Familial status protects children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under 18.

In Michigan, the **Elliott-Larsen Civil Rights Act** adds protections against discrimination based on age and marital status. Local city ordinances may provide additional protections.

## What Housing is Covered?

The Fair Housing Act covers most housing, including single-family homes, apartments, townhouses, and condominiums. Privately owned and subsidized housing are both covered.

## What is Prohibited?

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

### *In the sale and rental of housing:*

- 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:*

- 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; or
- 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; or
- advertise or make any statement that indicates a limitation or preference based on race, color, religion, national origin, sex, familial status, or disability.



**We can help.**

**Call 877-979-3247**

Fair Housing Center of Southeast & Mid Michigan

## **If You Think Your Rights Have Been Violated**

The **Fair Housing Center of Southeast & Mid Michigan** (FHC) is ready to help with any problem of housing discrimination.

We are a private nonprofit organization providing investigative services (testing), advice, advocacy, conciliation, attorney referrals, and community education for **Clinton, Eaton, Ingham, Jackson, Lenawee, Livingston, Monroe, and Washtenaw** counties.

The mission of the FHC is to end discrimination in housing and public accommodations and to promote accessible, integrated communities.

If you think you have experienced housing discrimination or have a question about fair housing, call us at **877-979-3247**.

You can also fill out a contact form on our website ([www.fhcmichigan.org](http://www.fhcmichigan.org)) and FHC staff will follow up with you to obtain additional information concerning your allegation or complaint of discrimination.

Information provided about allegations or complaints of housing discrimination will be kept confidential.

## **IF YOU HEAR THIS, you may be the victim of housing discrimination:**

*“You call the police too much”*

*“Sorry, we just rented the last apartment”*

*“No disability, we only rent to working people”*

*“You’ll have to end your maternity leave and return to work before we can process your loan application”*

*“No children allowed”*

*“A boy and a girl can’t share a bedroom”*

*“We must have lost your application”*

*“You might feel more comfortable in another neighborhood”*

*“Married people only”*

*“You can’t put a ramp in here”*

*“You don’t look like a woman”*

*“We only rent to U.S. citizens”*

[www.fhcmichigan.org](http://www.fhcmichigan.org)



# **Fair Housing: Know Your Rights**

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CENTER

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