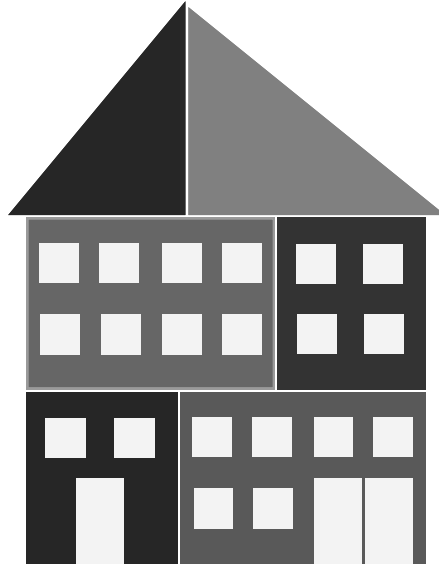


THE FAIR HOUSING PROJECT

The Fair Housing Project of Legal Aid of North Carolina is available to provide information concerning a person's rights under the federal Fair Housing Act. If you believe you are a victim of housing discrimination, contact us for assistance at **1-855-797-3247**.

A project staff person will discuss the situation with you and help you to decide what to do next. Our discussion will be kept confidential.

When necessary, our staff can assist you in filing a complaint with an administrative agency or in court.



HOUSING DISCRIMINATION

Your Rights to Fair Housing



Fair Housing Project

LEGAL AID OF NORTH CAROLINA

P.O. Box 26087

Raleigh, NC 27611

(855) 797-FAIR

(855) 797-3247

www.fairhousingnc.org

“The work that provided the basis for this publication was supported by funding under a grant with the U.S. Federal Government. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.”



Fair Housing Project

855-797-3247

info@fairhousingnc.org



HOUSING DISCRIMINATION

The federal Fair Housing Act prohibits discrimination in housing based on a person's

- ◆ **Race**
- ◆ **Color**
- ◆ **Religion**
- ◆ **National Origin**
- ◆ **Sex**
- ◆ **Familial Status**
- ◆ **Disability** (mental or physical)

PROHIBITED CONDUCT

Discrimination includes refusing to rent or sell, charging more, or offering different terms to someone because of his or her membership in one of the above groups.

Housing providers are prohibited from making discriminatory statements or publishing discriminatory advertising, as well as from making false statements about availability.

People with disabilities are also allowed to obtain reasonable accommodations to rules or policies to allow them to reside in housing and to make reasonable modifications to the property (such as installing grab bars or a ramp), if needed because of their disability.

HARASSMENT AND RETALIATION

Harassing someone, retaliating against, or interfering with someone who is attempting to exercise their fair housing rights, is also prohibited.

WHAT PROPERTIES ARE COVERED?

The Fair Housing Act covers most residential units, such as:

- ◆ Houses
- ◆ Apartments
- ◆ Condominiums
- ◆ Group homes
- ◆ Shelters (homeless & domestic violence)
- ◆ Long term transient lodging

There are limited exceptions for some housing, including owner-occupied buildings of 4 or fewer units and some single-family homes. In addition, religious organizations and private clubs who rent housing for non-profit purposes may favor their members. Contact the Fair Housing Project for more information

WHO MUST COMPLY?

The Fair Housing Act applies to a wide variety of housing transactions, including rentals, sales, home mortgages, appraisals, and homeowners insurance.

Landlords, property managers, real estate agents, lenders, insurance companies, homeowners associations, condo boards, and others are prohibited from discriminating against someone based on their membership in one or more of the groups protected by the Fair Housing Act.

USEFUL TIPS

What you should do if you believe you have experienced housing discrimination:

- Contact the Fair Housing Project and report the discrimination to us.
- Keep a journal of incidents of discrimination.
- Write down what you experienced, including names, dates, addresses, rental terms, and any other details about your interaction.
- Keep any documents related to the discrimination, including all emails and text communications.
- Following the incident, you have one year to file an administrative complaint or two years to file a lawsuit in court.

