

A Third-Party Verification Letter -

for Reasonable Accommodations and Modifications

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Why? If a disability is not obvious, or already known, a landlord **CAN** ask for verification. However, a housing provider may not inquire as to the nature or severity of an individual's disability.

Third-party verification letters are from a reliable source that can support/confirm that the person has **a disability** and **needs** the accommodation or modification because of the disability.

What? The third-party verification letter should consist of up to 3 key components. The first is to establish that the person has a disability that meets the definition of the Fair Housing Act and Section 504 of the Rehabilitation Act (definition next paragraph). Second, if the need for the accommodation is not known or obvious, is to show that there is a nexus between the disability and the accommodation requested. And third, the verification letter may also include information that helps establish that the accommodation is reasonable.

Disability definition under the Fair Housing Act and Section 504 of the Rehabilitation Act:

1. A physical or mental impairment which substantially limits one or more of the person's major life activities, and/or
2. A record of having a physical or mental impairment which substantially limits one or more of the person's major life activities, and/or
3. Being regarded as having a physical or mental impairment which substantially limits one or more of the person's major life activities.

Major life activity includes, but is not limited to: caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and/or working.

Ask that the verifier put the verification on their letterhead and include their contact information and a date.

Who? Verifiers can range from, but is not limited to, a doctor, other medical professional, peer support group, non-medical service agency, or counselor/ therapist, to a reliable third party who is in a position to know about the person's disability. *This list is not exhaustive

Suggestion: Keep a copy of the third-party verification letter and other documentation for your records.

Reference and resources:

JOINT STATEMENT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE DEPARTMENT OF JUSTICE REASONABLE ACCOMMODATIONS UNDER THE FAIR HOUSING ACT [huddojstatement.pdf](#)

[Disability Overview | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)

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