



The Fair Housing Act & HUD's Equal Access Rule

Examples of housing discrimination because of sex (includes actual or perceived gender identity and sexual orientation).

Note, some examples have more than one protected basis (familial status or disability, actual or perceived):

- Sellers refuse to accept a bona fide offer to purchase their home because the potential buyer is transgender.
- A landlord's maintenance worker subjects a female tenant to pervasive harassment because she is a lesbian. Additional discrimination occurs when the tenant reports the harassment to the landlord who fails to take any action to stop the it.
- A property manager discovers a tenant's daughter dates people of the same sex and identifies as bisexual. He refuses to renew their lease because he says "he doesn't agree with the daughter's lifestyle."
- A same-sex couple asks a realtor to see rental units throughout the city but is shown apartments only in the part of town known for having many LGBTQ residents.
- A condominium association refuses to approve the sale of a condo to a female couple (one of whom is pregnant) because of their "family composition."

- A building manager terminates the tenancy of an LGBTQ+ couple when they inform her they are adopting a child.
- The leasing manager at a 55+ community rejects a male tenant's request to add his same-sex partner to his lease stating, in writing, that the community only accepts couples in unions of "one man and one woman."
- A landlord denies housing to a married gay couple because of their actual or perceived HIV/AIDS status (disability).
- A Home Owner's Association (HOA) issues "fines" to LGBTQ+ couples when their children's belongings are stored on their patio but does not fine households with heterosexual parents, or families without children who store personal items in the same area.



The Fair Housing Act protects people from housing discrimination based on race, color, national origin, religion, sex (including sexual orientation and gender identity) disability and familial status.



The Fair Housing Act & HUD's Equal Access Rule

Your Family is Protected!

A housing provider may not refuse to rent or sell a home to an otherwise qualified LGBTQ+ family with children under age 18.



NORTHWEST FAIR HOUSING ALLIANCE

www.nwfairhouse.org
www.sexdiscriminationinhousing.org

The Fair Housing Act & HUD's Equal Access Rule



Under the Fair Housing Act, it is illegal to discriminate against LGBTQ+ persons and their families in renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related transactions.

The Fair Housing Act & HUD's Equal Access Rule



HUD's Equal Access Rule requires equal access to HUD funded housing programs (including emergency shelters) without regard to a person's actual or perceived sexual orientation, gender identity, or marital status.

Housing providers that receive HUD funding or that provide housing subject to HUD-insured mortgages, and lenders that make such loans, must comply with the Rule.

LGBTQ+ with children under 18? Experiencing housing discrimination?



Assert Your Rights.

Talk with Northwest Fair Housing Alliance today:

Phone: 1-800-200-FAIR (3247) or 509-325-2665

Report Online: <https://nwfairhouse.org/complaint-form>

The work that provided the basis for this publication was supported in part by funding under a grant with the U.S. Department of Housing and Urban Development, HUD. NWFHA is solely responsible for the accuracy of the statements and interpretations contained in this publication.

English-10/2023



www.nwfairhouse.org
www.sexdiscriminationinhousing.org