

Buying, selling, or renting tips:

- Select a Realtor/Agency that models equity and diversity. See if their business practices, staff, leadership, and advertising are inclusive. Buying or selling a home can be stressful and one of the biggest decisions you will ever make. Therefore, you need to be as comfortable as possible with the professional you choose.
- If you discover the agent you chose is not accepting or affirming of LGBTQ+ people, respectfully end the business relationship and choose a new agent.
- Realtors should show you all of the listed homes within your budget and throughout the town or city—not just the “gay part of town” or the “arts district.”
- Whether renting, selling or buying a home, condominium, apartment, duplex, triplex, a house in an HOA, assisted living complex, a mobile home in a MH park, or any other dwelling, YOU are protected and should not be treated differently or given different terms or conditions because you are LGBTQ+.
- Employees of housing providers such as maintenance workers, leasing agents, property managers, emergency shelter staff, etc. are representatives in the housing transaction. They too have obligations under the Fair Housing Act and HUD’s Equal Access Rule to provide housing free of LGBTQ+ discrimination.
- You may not be terminated, evicted, or your lease not renewed because you are part of the LGBTQ+ community.
- If you, your partner, or family member comes out as LGBTQ+ during a housing transaction (renting, getting a loan, selling, adding someone to your housing voucher, buying etc.) your transaction should not be refused or rejected because of being LGBTQ+.



The Fair Housing Act & HUD’s Equal Access Rule



Renting, Buying, or Selling a Home? You Are Protected!

A housing provider may not refuse to rent or sell a home to an otherwise qualified LGBTQ+ person, couple, or family—regardless of marital status or children in the family.



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**NORTHWEST FAIR
HOUSING ALLIANCE**

The Fair Housing Act & HUD's Equal Access Rule



Housing discrimination against a person's **sexual orientation or gender identity constitutes sex based discrimination.**

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

It is illegal for housing communities, including assisted living or retirement homes, to have discriminatory policies that accept only married couples in unions between "one man and one woman."

HUD's Equal Access Rule requires equal access to all HUD funded housing programs, including

emergency shelters, without regard to 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.

[HUD-funded homeless providers must place clients in a shelter or facility that corresponds to the gender with which the person identifies, taking health and safety concerns into consideration.](#)

Shelter provider's policies should not isolate or segregate based on gender identity.

As an LGBTQ+ person, couple or family, you have the right to the equal opportunity of amenities and use of the common areas at an apartment complex, condominium, mobile home park, etc., as anyone else who resides there. This includes swimming pools, community spaces, and workout rooms.

If other residents make disparaging comments to you such as, "I don't agree with your homosexual lifestyle," or harass you because of your actual or perceived sexual orientation, gender identity and/or HIV/AIDS status, that is unlawful.

Under the Fair Housing Act Housing providers are obliged to intervene, investigate the situation, and to put a stop to it.



LGBTQ+ ?

Experiencing housing discrimination? Assert Your Rights.

Talk with Northwest Fair Housing Alliance today:

Phone: 1-800-200-FAIR (3247) or 509-325-2667

To Report Online:

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

