

Familial Status

Children in the household

It is unlawful for housing providers to discriminate against prospective or current renters who have children, are expecting a child, or are adopting or fostering children.



Rules that unreasonably restrict children's activities may violate the Fair Housing Act. Housing rules should not unnecessarily treat children or families with children differently.

Additionally, a family with children cannot be **steered** by a housing provider into renting in certain buildings or only in ground floor units (because “kids are noisy”) or denied at properties with features or conditions (because “it is too dangerous for kids”), e.g., busy streets, balconies, saunas, or fireplaces.

Harassment

Fair housing harassment can occur when a tenant is subjected to unwelcome conduct because of their race, color, religion, national origin, sex, familial status, disability, or other protected characteristic.

Types of harassment

Quid Pro Quo Harassment: Unwelcome requests or demands that condition housing benefits on a tenant's submission to such requests. For example, a landlord might demand sexual favors in exchange for repairs or continued tenancy.

Hostile Environment Harassment: Unwelcome conduct that is sufficiently severe or pervasive to interfere with a person's use or enjoyment of housing. Examples include racial slurs, sexual comments, or other offensive behavior that creates an intimidating or abusive living environment.

If you think you have been discriminated against in a housing transaction, contact:
509-325-2665 / 1-800-200-3247 (FAIR)

Our services are free



Fair Housing During Your Tenancy



SCAN TO VISIT [NWFAIRHOUSE.ORG](https://www.nwfairhouse.org)

Northwest Fair Housing Alliance

35 W Main Ave. Suite 250

Spokane, WA 99201

509-325-2665/ 1-800-200-3247 (FAIR)

Fair Housing

The federal **Fair Housing Act** protects tenants from housing discrimination based on:

PROTECTED CHARACTERISTICS

	Race
	Color
	National Origin
	Religion
	Sex
	Disability
	Familial Status

The Fair Housing Act covers:

- advertisements of vacancies
- applications and screening process
- rental agreements and leases
- renter's insurance
- terms and conditions of tenancy
- harassment by other tenants or housing employees
- requests for reasonable accommodations and modifications
- changes in household composition involving children
- lease renewals
- termination of tenancy
- the vacating process

Disability

A tenant with a disability may request a reasonable accommodation or reasonable modification when it is needed because of the disability to use and enjoy a dwelling.

Reasonable Accommodations

A reasonable accommodation is a change, exception, or adjustment to a rule, policy, practice, or service that allows a person with a disability to use and enjoy housing, including public and common use areas.

Examples

- Paper forms instead of electronic forms
- A reserved parking space
- A trained assistance animal in a “no pets” building
- Transferring to a more accessible unit
- Release from a lease without penalty
- Syncing the rent due date with the date disability income is received
- Extending a tenancy

Disability Continued

Reasonable Modifications

A reasonable modification is a physical change made to the interior of housing or the exterior common areas, needed to enable a resident with a disability to use and enjoy the housing.



Examples

- Installing grab bars
- Adding a ramp and handrails
- Widening a doorway
- Lowering kitchen cabinets
- Changing doorknobs to levers