

DISABILITY

If you are a person with a disability, whether visible or invisible (mental, physical, or emotional) a potential or current housing provider may not ask about the nature or severity of your disabilities. Nor may anyone in the housing transaction ask about the disabilities of your family members, visitors, acquaintances, or friends.



If a tenant's disabilities require an exception to a policy/rule or a change to a structural element in order to use and enjoy the dwelling, the tenant may make a **reasonable accommodation request** (to a rule or policy) or a **reasonable modification request** (structural change) of the housing provider. For example, in a complex with first-come-first-serve parking, a person with mobility disabilities may ask for a reserved parking space. Generally, with accommodations, there is little to no cost involved. However with modifications (installing a grab bar, ramp, etc.) the tenant will usually pay for the cost of the modification and can be asked to have it done in a workman like manner. It is also possible the tenant may be required by the housing provider to return the structure to it's original state.

A person's ability to rent a place should be based on the application criteria, passing the tenant screening and meeting the financial obligations of the unit. The property should be listed and advertised only by it's features (bedrooms, baths, garage, deck, etc.) not by the "type" of people the housing provider prefers (adults, couples, females only, etc.).

If you think you have been discriminated against in a housing transaction, contact:



**NORTHWEST FAIR
HOUSING ALLIANCE**

35 W. Main Ave, Suite 250,
Spokane, WA 99201
Ph 509-325-2665
1-800-FAIR (3247)
Fax: 1-866-376-6308
www.nwfairhouse.org

We may be able to advise you of your options.
Our services are free.



Fair Housing Rights



**NORTHWEST FAIR
HOUSING ALLIANCE**

"Working to ensure equal housing for all"

(509)-325-2665
1-800-200-FAIR (3247)
www.nwfairhouse.org

Fair Housing: It's Your Right!

FEDERAL

- Race
- Color
- National Origin
- Religion
- Sex
- Disability
- Familial Status (children in family)

WA STATE

+ Additional protected characteristics.

As a tenant in Washington State, the federal Fair Housing Act (FHA), provides you protection, equal opportunity, and discrimination free housing on the basis of: race, color, national origin, religion, sex, disability, and familial status. The Washington Law Against Discrimination (WLAD) gives you additional housing protections. The FHA and WLAD cover all parts of your housing transaction: your housing search, application and screening, rental agreement, renter's insurance, terms and conditions of tenancy, lease renewal, termination of tenancy and the vacating process.

If you pass the housing provider's screening criteria, and are able to pay the deposits, rent and associated fees advertised, you should be free to choose the housing that suits you and/or your family best.



RACE, COLOR, NATIONAL ORIGIN



Being denied housing, restricted to certain areas of an apartment complex, or steered to neighborhoods for “people more like you” is housing discrimination. If you call about an ad for housing and it is available, but when you show up in person for an appointment to see the unit it is no longer available, you may have an allegation of housing discrimination.

RELIGION

Advertising for a dwelling should exclude all religious or non-religious descriptors or preferences. Ads referring to a specific church as an attraction of the housing could result in a Fair Housing allegation unless all churches in proximity are listed as it could be perceived the housing provider is preferring, encouraging or discouraging “types” of people from applying.



SEX

Under the Fair Housing Act, a potential or current housing provider is prohibited from sexually harassing tenants, making sexual advances or asking sexual favors of tenants in exchange for housing, housing amenities (appliance upgrades, a parking space, etc.) or tenant services such as getting repairs made, the utilities maintained, or having a lease renewed.

FAMILIAL STATUS

(minors in the household)

The Fair Housing Act makes it illegal for housing providers to discriminate against prospective or current renters who have a child/children, are expecting a child, or are adopting or fostering children as members of their household.

Overly restrictive rules on children may be perceived as discriminatory since housing standards must be applied equally whether the tenant is an adult or a child.



Additionally, families with children cannot be steered by housing providers into renting only ground floor units (because “kids are noisy”) or denied at properties with special characteristics (because “it is too dangerous for kids”) i.e. busy streets, balconies, saunas, or fireplaces.

Finally, housing that is specifically labeled as for “Seniors Only” (55+, 62+) must meet very specific guidelines to be exempt from fair housing familial status protections. A landlord who advertises for “adults only” without meeting all of the criteria to qualify as housing for older persons violates the Fair Housing Act.