NORTHWEST FAIR HOUSING ALLIANCE

WHAT HOUSING PROVIDERS NEED TO KNOW ABOUT

FAIR HOUSING LAWS

HOAs and Condominium Associations

Homeowner associations (HOAs), condominium associations, boards, and managers must comply with the federal Fair Housing Act in covered housing.

Federal protected characteristics: Race, color, religion, national origin, sex, disability, and familial status (households with children under 18, pregnancy, and people securing legal custody of a child under 18).

KEY TAKEAWAY

Governing documents and board votes do not override fair housing law. Rules, enforcement, and access to services and amenities must comply. Disability accommodations may require exceptions to standard rules.

KEY OBLIGATIONS

• **Equal access**: Avoid discrimination in approvals, enforcement, services, and amenities.

• **Accommodations**: Make necessary, reasonable changes to rules or services for people with disabilities.

• **Modifications**: Permit necessary, reasonable physical changes needed for disabilities, including common areas. The requester generally pays, unless other law requires provider payment.

• **Families:** Avoid unreasonable occupancy limits and unjustified restrictions on children's use of amenities.

COMPLIANCE TIPS

• Review CC&Rs, bylaws, and rules for discriminatory terms.
• Train boards and managers about fair housing.
• Enforce lawful rules fairly, allowing required exceptions.
• Accept verbal or written requests.
• Respond promptly and document decisions.
• Protect disability information. Request only necessary information.
• Provide complaint procedures.
• Address discriminatory harassment within your control. Prohibit retaliation.
• Check state and local protections.

LEARN MORE

42 U.S.C. §§ 3604, 3617
24 CFR §§ 100.7, 100.65, 100.203–100.204, 100.400

QUESTIONS ABOUT FAIR HOUSING?

SCAN TO VISIT

Northwest Fair Housing Alliance
509-325-2665 | 1-800-200-3247 (FAIR)
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