

What is Fair Housing?

The **Fair Housing Act** is a federal law that protects your right to:

- **Choose** housing in your price range, free of discrimination
- **Select a home or neighborhood to live in** without limitations or steering
- **Have equal opportunity** to housing, home loans, appraisals, or insurance
- **Receive equal terms**, conditions and services regarding your housing
- **Equal access**—if you are a person with disabilities, you have the right to ask for **reasonable accommodations (exceptions)** in rules, policies, practices, or services, and / or **reasonable modifications** to make your home physically accessible
- **Freedom** from harassment or intimidation for exercising your fair housing rights.

Cities and towns must also follow Fair Housing laws when building, siting, developing, and planning housing in neighborhoods. Local Governments decide the types of housing and zoning allowed and must actively work to eliminate housing segregation and discrimination.



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
509-325-2665
1-800-200- FAIR (3247)
Fax: 1-866-376-6308

NWFHA may be able to advise you of your options and support you.
Our services are free.
Our office is accessible.



**NORTHWEST FAIR
HOUSING ALLIANCE**

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

The Fair Housing Act protects you against discrimination in housing transactions because of your:

Race
Color
National Origin
Religion
Sex
Disability
Familial Status

These are called
“Protected Characteristics”



The actions below are illegal if done **because** of your “protected characteristic”

- Refuse to sell or rent to you
- Discriminate against you in the terms, conditions, or privileges of a sale or rental
- Tell you that a dwelling is not available for sale or rent when it really is
- Convince you to sell or rent your home because people of a particular race, color, national origin, etc. are moving into the neighborhood.
- Make discriminatory advertisements or statements against your protected characteristic.

Fair Housing protects you when:

Buying



Borrowing



Renting



Insuring



Zoning

