

Reasonable accommodation if you have a Disability

If you, or some one associated with you, has a physical or mental disability or have a record of a disability, a landlord may not:

Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, for the disabled person to use the housing. Federally funded housing must make the reasonable accommodation at their expense.

Refuse to make reasonable accommodations in rules, policies, practices or services to allow a disabled person to use the housing.

For example, a “No Pets” policy does not apply to support animals.

Another example: An apartment complex that offers ample parking, must honor a request from a mobility-impaired tenant for a reserved parking space near their apartment.

Reasonable Accommodation need not be made available for any person who may be a direct threat to the health and safety of others or to any that are currently using illegal drugs.



If you think your rights have been violated.

You may write a letter or telephone any of the contacts below. You have one year after an incident to file a complaint with HUD or two years to file in court, but you should file it as soon as possible.

The basic information you need to provide:

Your name and address

The name and address of the person the complaint is against.

The address and other identification of the housing involved.

A short description of the possible violation

The date(s) the possible violation occurred.

Intermountain Fair Housing Council

1-800-717-0695

Idaho Falls Legal Aid

208- 524-3660

HUD Fair Housing Enforcement Center

909 First Avenue, Room 205

Seattle, Washington 98104-1000

1-800-887-0246

206-220-5170

Fax 206-220-5447

TTY 206-220-5185

Fair Housing

Equal Opportunity for All

Every person and every family wants to live where they desire and can afford, without arbitrary limitations imposed by housing discrimination.

Fair housing practices, while protecting individuals and their families, also create significant benefits for Idaho’s businesses, employers, schools, churches, social, civic and governmental organizations.

Fair housing practices can help businesses and other organizations expand their customer base. Employers can also attract a more diverse, creative workforce.

Idaho communities that practice fair housing offer the most attractive places in which to live, work and play.

Fair housing protects you, your family, your business and your community.

Always be fair.

Keep this with your mortgage or rental records for future reference.

State and federal housing laws prohibit discrimination in the advertising and sale or rental of housing based on race, color, sex, religion, national origin, disability or familial status (generally the presence of children under 18)

If you think about it, *Everybody* fits into several of these categories. And the fact you can be described by any of these categories should not disqualify you from choosing to live where you desire and can afford. The laws are designed to protect every one.

The Fair Housing Laws apply to the sale, rental or leasing of housing and apartments, to the advertising of housing for sale or rent, to real estate services, to lending, financing and brokerage services, to property management, and to making reasonable accommodations for persons with disabilities. (This is not a comprehensive list; there may be other instances where the laws apply.)

It is also against the law to threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or who are assisting others who exercise their right.

This pamphlet is prepared by the City of Idaho Falls as part of its Policy to ensure Fair Housing for everybody. If you have question or comments call: 612-8323

Housing for Families

Property managers, sellers, lenders, advertisers and others in real estate transactions cannot consider family size, the presence of children or the age of children in offering or managing real estate.

Rents, leases, deposits and damage deposits cannot be different for families than for others.

Families are generally defined as a parent or parents with one or more children under 18. This also includes legal guardians and legal custodians such as foster parents, grandparents and adoptions.

Even the potential for children is protected. Pregnant women and people seeking to adopt or in legal processes for adoption or guardianship are covered by familial status.

The only exemption to family status is Senior Citizen housing which was designed and built under Senior housing programs or occupied solely by persons 62 and older. Housing complexes 80% occupied by persons 55 and older that are managed for seniors are also exempt.

This pamphlet is sponsored in part by:
REALTORS and Idaho Legal Aid.

Mortgage Lending

Typically there are numerous services that are involved in buying a house. Financing is a big part of the process so it will not only include mortgage companies, banks, but also title companies, property insurance, appraisals and property inspections. Businesses and individuals involved in this process may not discriminate by refusing to provide services or offer different terms and conditions based upon on race, color, sex, religion, national origin, disability or familial status. There may be differences in interest rates and fees and conditions based on Credit Ratings and personal financial history.

Advertising

It is a discriminatory practice to advertise or make any statement that indicates or hints at preferences or limitations based upon on race, color, sex, religion, national origin, disability or familial status. Steering “certain persons” to or away from certain neighborhoods, properties or services is discriminatory.

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