



**EQUAL HOUSING  
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair  
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person  
Because of Race, Color, Religion, Sex,  
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In the provision of real estate brokerage services
- In advertising the sale or rental of housing
- In the appraisal of housing
- In the financing of housing
- Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)  
1-800-927-9275 (TTY)

**U.S. Department of Housing and  
Urban Development  
Assistant Secretary for Fair Housing and  
Equal Opportunity  
Washington, D.C. 20410**



# Fair Housing is for Everyone



**Governor Pat McCrory**  
State of North Carolina

**Secretary Bill Daughtridge, Jr.**  
N.C. Department of Administration

**Executive Director Emily Williams**  
N.C. Human Relations Commission

**Human Relations Commission**  
N.C. Department of Administration

## Are You Being Discriminated Against?

- You cannot be denied housing because you are pregnant or have children.
- If you are disabled, you are allowed to request reasonable accommodations and modifications to assist with your housing needs.
- Landlords and real estate agents cannot talk you out of buying or renting in a certain locality because of the protected class in that locality.

The law prohibits the following acts based on your race, color, sex, religion, national origin, familial status and handicapping condition:

- Refusal to sell or rent housing,
- Lying about the availability of housing,
- Treating someone differently in the terms and conditions of housing, such as rent, security deposits, listing prices, the use of facilities, or financing.



## How to Contact the Commission

You may call the Commission at:  
(919) 807-4420, or (866) 324-7474  
Monday through Friday 8:00 a.m. to 5:00 p.m.

You may visit the Commission at:  
116 W. Jones Street, Raleigh, NC 27603

You may write the Commission at:  
1318 Mail Service Center,  
Raleigh, NC 27699-1318

To report discrimination, please visit the  
Commission's website at:  
<http://www.doa.nc.gov/hrc/fairhousing.aspx>

N.C. Human Relations Commission  
State of North Carolina

Pat McCrory, Governor

N.C. Department of Administration

Bill Daughtridge, Jr., Secretary



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## Housing Discrimination Is Against the Law in North Carolina

The North Carolina Fair Housing Act applies to the sale, rental and financing of residential housing. Apartments, houses, mobile homes and even vacant lots, to be used for residential real estate, are covered by the Fair Housing Act.

Who is protected under the State and Federal Fair Housing Laws?

### Seven Protected Classes

- Race
- Color
- Religion
- Sex
- National Origin
- Handicapping Condition
- Families with Children



## Definition of Discrimination

- The act of treating someone differently in a housing transaction on account of race, color, sex, religion, national origin, families with children and handicapping condition.

## Examples of Discrimination

- A property manager refuses to rent an apartment to a single woman, but he will rent the apartment to a single man.
- A landlord refuses to rent an apartment to a blind woman because she has a seeing eye dog.
- A landlord evicts a white tenant from her mobile home because her black friends visit her there.
- A landlord refuses to move a disabled tenant to a larger unit to accommodate the tenant's need for a live-in aide.

## Disability Rights in Housing

### Defining Disability

The Fair Housing Act defines a person with a disability as an individual who:

- Has a physical or mental impairment that substantially limits one, or more, major life activities;
- Has a record of such impairment;
- Is regarded as having such impairment.

Multifamily housing built after March 13, 1991 must be accessible and comply with the Fair Housing Act's design and construction requirements:

- Make reasonable accommodations in rules, policies, practices or services;
- Allow for reasonable modifications;
- Design and build appropriately (multifamily);
- Do not ask unlawful questions regarding a disability.



## The Fair Housing Project

**T**he Fair Housing Project of Legal Aid of North Carolina is available to provide information concerning a person's rights under the federal Fair Housing Act. If you believe you are a victim of housing discrimination, contact us at **1-855-797-FAIR** (3247) for assistance. A project staff person will discuss the situation with you and help you to decide what to do next. Your response to us will be kept confidential.

When necessary, our staff can assist you in filing a complaint with the U.S. Department of Housing and Urban Development (HUD) or other appropriate administrative or judicial bodies.

LEGAL AID OF NORTH CAROLINA  
Fair Housing Project  
P.O. Box 26087  
Raleigh, NC 27611

**1-855-797-FAIR (3247)**

[www.fairhousingnc.org](http://www.fairhousingnc.org)

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OF NORTH CAROLINA

**Fair Housing Project**

P.O. Box 26087  
Raleigh, NC 27611



**Housing Discrimination**

## Your Rights to Fair Housing



LEGAL AID OF NORTH CAROLINA

**Fair Housing Project**

P.O. Box 26087  
Raleigh, NC 27611

## HOUSING DISCRIMINATION

The federal Fair Housing Act prohibits the denial of housing to a person based on the person's membership in one or more of the classes protected under the Act. The protected classes are **race, color, religion, national origin, sex, familial status, and disability**. It is therefore illegal to discriminate against a person in the provision of housing because of a person's membership in a protected class in the following situations:

- the sale or rental of most housing;
- the terms, conditions, privileges of sale or rental, or provision of services or facilities in connection with the sale or rental of most housing;
- the advertising of a sale or rental of housing;
- the representation of the availability of housing for rental or sale;
- the provision of reasonable modification to a dwelling for persons with a disability at their expense when necessary for the full use and enjoyment of the dwelling;
- the provision of reasonable accommodations to the rules, policies, practices or services when necessary to provide persons with a disability the equal opportunity to use and enjoy the dwelling;

- the financing or refinancing of housing; and
- the provision of real estate brokerage services.

In addition, it is illegal to coerce, intimidate, threaten or interfere with a person seeking to exercise rights under the Fair Housing Act.

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## WHAT IS PROHIBITED?

### FALSE DENIAL OF AVAILABILITY.

Advising someone, because of his or her class membership, that there are no available units when, in fact, there are.

*"Sorry we just rented the last unit."*

### REFUSAL TO DEAL.

Refusing to rent, sell, or negotiate with a person because of class membership.

*"We don't rent to Jews." or*

*"We don't sell to families with children."*

### DISCRIMINATORY TERMS, CONDITIONS AND PROVISION OF SERVICES OR FACILITIES.

Giving less favorable terms in sales or rental agreements because of class membership.

*"The rent is \$200 higher for tenants with a service animal."*

### DISCRIMINATORY ADVERTISING.

Indicating any preference, limitation or discrimination because of class membership.

*"No African Americans need apply."*

### FINANCIAL DISCRIMINATION.

Denying any type of home loan for discriminatory reasons by lenders, including banks, savings and loan associations, insurance companies, and others, or giving less favorable loan terms because of class membership.

### REFUSAL TO PERMIT A REASONABLE MODIFICATION TO THE UNIT AT THE EXPENSE OF THE PERSON WITH A DISABILITY, IN ORDER THAT THE PERSON MAY HAVE FULL ENJOYMENT OF THE UNIT.

*"You may not install grab bars in the bathroom."*

### DENIAL OF A REASONABLE ACCOMMODATION TO THE RULES AND REGULATIONS OF RENTAL IN ORDER THAT THE PERSON WITH A DISABILITY MAY HAVE EQUAL OPPORTUNITY TO USE AND FULLY ENJOY THEIR UNIT.

*"It's against the rules to have another person live with you, even though there is enough room and the person is necessary to help you with your health needs."*

