



## Emerging Fair Housing Trends

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## Fair Housing in Advertising

Do you think the following advertisements are legal or illegal?

- I • Huge apartments in upscale neighborhood. Convenient to the Christian Academy and Christ the King High School.
- I • Mother-in-law suite for one female in Capital Hill mansion.  
*Four units or less, must be owner-occupied this would be allowed if not advertised.*
- I • No pets. Guide and service animals OK with 40 lb. limit.



- L Beautiful one bedroom with awesome views and walk-in closet.
- I One bedroom in quiet, nonsmoking building. One person only.
- L Fully accessible apartment for qualified disabled person(s).
- I Upscale downtown loft perfect for young couples or singles looking for awesome nightlife. We will consider children.



## Fair Housing Headaches Legal or Illegal

- L** Using the term Master Bedroom in an ad for your community?
- L** Credit and Criminal background checks required. Felony convictions in the last seven years or felony convictions for crimes of violence at any time are automatic grounds for disqualification.
- L/I** Sorry, we do not accept Section 8.



## Fair Housing Headaches Legal or Illegal

- I** Family income must be three times the monthly rent. Single roommates must each earn three times the monthly rent.
- I** Rents for a one bedroom apartment are \$550, \$625 for a two bedroom, plus \$50 for each person over two in the apartment.



## True or False?

- F** • A manager can refuse to lease to a single parent with children because their community does not have a playground facility for the children.
- F** • An individual can take up to five years after the alleged discriminatory housing practice occurs to file a complaint.

*One year to make a complaint to the State Division of Civil Rights & HUD. Two years to file in State or Federal Court.*



## True or False?

- T** You should not ask how many children will be living in the unit?
- F** The following terms violate the Fair Housing Act... "Master Bedroom", "Mother-in-law Suite", "Walk-in Closet"?



### Fair Housing Quiz: T or F?

- F** • You may collect a deposit and have a resident sign Pet Rules for their companion or service animal?
- T** • An applicant that is HIV positive is protected under the Fair Housing



### Fair Housing Quiz: T or F?

- F** • You can decide to offer only the available units away from the playground to an applicant that has no children and wants a quiet area?
- T** • Management must never make exceptions to your qualifying criteria.
- T** • The Fair Housing Act makes it unlawful “to impose different terms, conditions or privileges on members of protected classes.”



## Fair Housing Quiz: T or F?

- T** • A resident may keep a pot-bellied pig as a companion/ service animal as long as they have a prescription.
- F** • It is acceptable to ask a prospective resident how many adults and how many children will be living in the apartment home.



- List the seven (7) federally protected classes under the Fair Housing Act.
  1. Familial Status
  2. Race
  3. National Origin
  4. Disability
  5. Sex
  6. Color
  7. Religion

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