HOUSING OPPORTUNITIES FOR FAMILIES

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under the age of 18 live with a parent, a person who has legal custody, or the designee of the parent or legal custodian, with the parent or custodian's written permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under the age of 18.

EXEMPTION FOR HOUSING FOR OLDER PERSONS

Housing for older persons is exempt from the prohibition against familial status discrimination if:

- The HUD Secretary has determined that it is specifically designed for and occupied by elderly persons under a Federal, State or local government program, or;
- It is occupied solely by persons who are 62 or older, or;
- It houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates an intent to house persons who are 55 or older.

A transition period permits residents on or before September 13, 1988, to continue living in the housing, regardless of their age, without interfering with the exemption.

EQUAL HOUSING OPPORTUNITY

United Way of Palm Beach County

If you think you have been discriminated against, contact us by phone, fax, mail or e-mail:

Phone:561-655-8944 • Fax:561-655-5269
1-800-403-9353
423 Fern Street, Suite 200
West Palm Beach, FL 33401

E-mail: fhp@legalaidpbc.org
www.legalaidpbc.org

OUR MISSION

The Legal Aid Society's Fair Housing Project provides community outreach, education, advocacy and enforcement of all federal, state and local housing laws to ensure that no Palm Beach County resident is denied access to housing based upon his/her race, color, religion, national origin, sex, disability, marital status, familial status, age, and/or sexual orientation.

You Have a Right to Fair Housing!

LEGAL AID SOCIETY OF PALM BEACH COUNTY, INC.

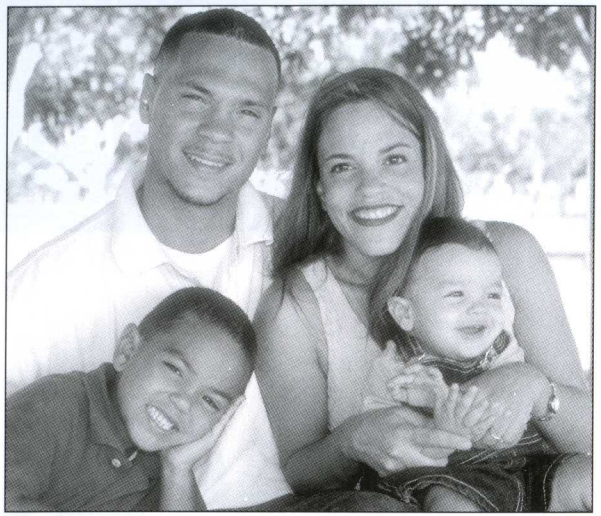
FAIR HOUSING PROJECT

Making a Difference in People's Lives

FAIR HOUSING PROJECT

LEGAL AID SOCIETY OF PALM BEACH COUNTY

423 FERN STREET, SUITE 200
WEST PALM BEACH, FL 33401
(561) 655-8944 1-800-403-9353
E-mail: fhp@legalaidpbc.org



WHAT IS PROHIBITED?

In the Sale and Rental:

No one may take any of the following actions based on race, color, religion, national origin, sex, familial status, marital status, age and/or sexual orientation.

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade owners to sell or rent (blockbusting), or;
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

In Financing:

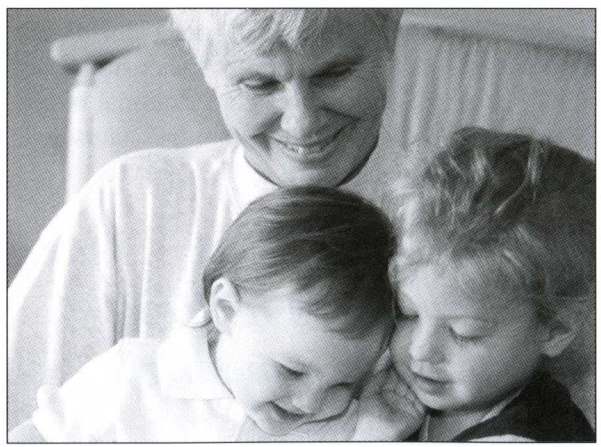
No one may take any of the following actions based on race, color, religion, national origin, sex, familial status, marital status, age and/or sexual orientation.

- Refuse to make a mortgage loan or housing insurance
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points or fees
- Impose different terms, conditions, or rates on housing insurance
- Discriminate in appraising property
- Refuse to purchase a loan, or;
- Set different terms or conditions for purchasing a loan.

IS IT ILLEGAL FOR ANYONE TO:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.

- Advertise or make any statement that indicates a limitation or preference based on race, color, religion, national origin, sex, disability, marital status, familial status, age, and/or sexual orientation.



IF YOU HAVE A DISABILITY

If you or someone associated with you:

- Have a physical or mental disability
- Have a record of such a disability, or;
- Are regarded as having such a disability

Your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing.
- Refuse to make reasonable accommodations in rules, policies, practices or services, if necessary, for the disabled person to use the housing.

In buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units:

- Public and common areas must be accessible to persons with disabilities.
- Doors and hallways must be wide enough for wheelchairs.
- All units must have: an accessible route into and through the unit, accessible light switches, electrical outlets, thermostats and other environmental controls, reinforced bathroom walls to allow later installation of grab bars and kitchens and bathrooms that can be used by people in wheelchairs.
- If a building with four or more units has no elevator and was ready for first occupancy after March 13, 1991, these standards apply to ground floor units.

These requirements for new buildings do not replace any more stringent standards in State or local law.