

Today housing discrimination has changed its outward appearance. Unsuspected home shoppers are being “politely” turned away from the housing of their choice even though they are qualified. Housing discrimination often is disguised with a smile and a handshake instead of a blunt “NO” or slammed door. However, the result remains the same.

## **DISCRIMINATION IS ILLEGAL!!!**

Have you heard comments like these?

“How will you be able to cook, clean, or take care of yourself?”

“I don’t think you will ‘fit in’ here.”

“Congrats on the new baby, but now you will need to move into a two bedroom.”

“You do not want to live in that neighborhood. It’s a high crime area.”

“They just took that house off the market, but we have one just like it on this side of town.”

“Keep in mind that there are no other kids that live here so your kids will not have anyone to play with.”

“When making an inquiry over the phone you were told that the apartment was available, but upon arriving at the property you were falsely told it was no longer available.”

**Everyone** who lives in America is protected from discrimination in housing, sale, rental, and financing of dwellings, lending, home appraisal, insurance and accessibility. Fair housing means you may freely choose a place to live without regard to your race, color, religion, sex, national origin, disability or familial status.

**DISCRIMINATION**  
may be disguised by concern  
or excessive kindness but is  
no less destructive.

**If you think you have  
been a victim of  
Housing Discrimination,  
Please call.....**

**Texas Workforce Commission  
Civil Rights Division**

**Phone 1-512-463-2642  
Toll Free 1-888-452-4778  
Outreach Specialist 1-512-463-4619  
Manager 1-512-463-4764**

**Se Habla Español**

# **Renting, Buying or Selling a Home?**



## **Fair Housing** It's your Right; It's the Law!

**Texas Workforce Commission  
Civil Rights Division  
101<sup>st</sup> East 15<sup>th</sup> St. Room 144-T  
Austin, TX 78778-0001**

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Toll Free 1-888-452-4778  
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Put a **Stop** to Housing Discrimination!

**Title VIII of the Civil Rights Act of 1968 as amended in 1988, is recognized as the “Federal Fair Housing Act”.** Prohibits discrimination in all types of housing transactions such as in the sale, rental, and financing of dwellings based on race, color, religion, national origin, disability or familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18).

**What type of Housing is covered?** The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

**What is prohibited?** In the Sale and Rental of Housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status or handicap (disability):

- 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 or housing

**Federal law and Texas State law prohibit housing discrimination based on your**

***Race,  
Color,  
National Origin,  
Religion,  
Sex,  
Family Status,  
or Disability.***

**If you have been trying to buy or rent a home or apartment and you believe your rights have been violated, you can file a fair housing complaint at no cost.**

**It is 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, national origin, religion, sex, familial status, or disability. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

By Law, all properties built after March 13, 1991, are required to be in compliance with design and construction requirements of the Federal and Texas Fair Housing Acts.

**It is unlawful to.....**

Make an inquiry to determine if an applicant for a dwelling, or a person intending to reside in the dwelling, or any person associated with that person has a handicap.

Refuse to permit at the expense of the disabled person, reasonable modification of the existing premises, if the modifications will allow for full enjoyment of the dwelling.

Refuse to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling unit, including public and common use areas.

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