

Fair Housing: It's Your Right

State and/or federal laws prohibit housing discrimination on the basis of:

- Race or Color
- Religion
- Familial status
- National origin
- Sex
- Disability
- Age
- Marital status

Fair housing laws protect your rights when you:

- View or purchase a home.
- View or rent an apartment or other living facility.
- Obtain financing, such as a mortgage or home improvement loan.
- Insure your home or apartment.

Fair housing laws ban discrimination in:

- Terms and conditions for buying or renting a home.
- Advertising and marketing housing.
- Providing housing services.

State and federal laws also prohibit:

- **Steering:** directing renters or home buyers to particular neighborhoods based on race or ethnicity.
- **Predatory lending:** marketing less favorable home loans to persons based on a protected characteristic.

CONTACT US

If you believe you have been discriminated against or have questions about fair housing, contact:



800-482-3604

Video Phone: 313-437-7035

MDCR-INFO@michigan.gov

www.michigan.gov/mdcr



800-669-9777

www.hud.gov

Under Michigan law, discrimination complaints must be filed within 180 days of the date of discrimination. The time limit under federal law is 365 days.

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MICHIGAN
DEPARTMENT OF
CIVIL RIGHTS

Your guide to

FAIR HOUSING

Know your
rights when
renting, buying,
financing or
insuring a home

How do you know if it's discrimination?

Housing discrimination is usually disguised, often with a smile and a handshake. Although some of the following statements may seem reasonable, they could be excuses to prevent you from renting an apartment, buying a home or getting financing or insurance.

Pay close attention when you hear statements like:

When you are renting -

- "I rented that apartment right after you called."
- "Yes, we rent to families with children, but our children's section is full."
- "We have a long waiting list."

When you are buying -

- "Let me show you some homes in an area where you'll be more comfortable."
- "The owner just took the house off the market."
- "I'll have to pre-qualify you before I show you any homes."



You should know:
It is unlawful to retaliate against a person for filing a civil rights complaint or being a witness in a civil rights investigation.

When you want financing -

- "We don't process mortgages that small."
- "You might get better terms at another bank."
- "We don't sell insurance in your area."

Some of these comments may be valid, but they also may be a pretext to discriminate.

Accessibility for persons with disabilities

State and federal laws require housing providers to make reasonable accommodations that are necessary and related to a person's disability, such as:

- Allowing a service or support animal in a no-pet complex.
- Assigning parking.
- Making exceptions to rules or policies.

Housing providers are also required to allow modifications to the property that are related to a person's disability, such as installing ramps, grab bars or visual smoke detectors. These structural modifications:

- May be at the tenant's expense.
- May require the housing provider to approve the plans.
- May require the tenant to return the property to its original condition when moving out.

