

Familial Status

Who is Protected?

Federal and State Fair Housing laws make it illegal to discriminate on the basis of familial status—the presence of children under the age of 18. This protection covers households in which one or more minor children live with:

- A parent
- A person who has legal custody (including guardianship) of a minor child or children
- The designee of a parent or legal custodian, with written permission of the parent or legal custodian

Familial status protection also extends to pregnant women and any person securing legal custody of a minor child (including adoptive or foster parents).

Exemptions

Some senior housing facilities and communities are exempt from liability for familial status discrimination. If a facility or community is designated as “62 and older” (where all residents are at least 62 years of age) or “55 and older” (where at least 80% of the units have at least one occupant who is 55 years of age or older) it may be exempt and may be allowed to prohibit children under the age of 18. In addition, some federally subsidized housing may be subject to additional requirements.

What is Prohibited?

These actions are illegal if they are based on familial status:

- Refuse to rent, sell or negotiate for housing
- Set different terms or conditions, or provide different services or access to facilities
- Make housing unavailable or otherwise restrict choice
- Discriminate in advertising by listing limitations or preferences
- Threaten, coerce, intimidate, or interfere with anyone exercising their fair housing rights.

Possible Signs of Discrimination

Comments like these can be signs of housing discrimination:

- We don't want any children here
- Each child must have their own bedroom
- We put all the families with children on the first floor
- I'm going to raise your rent once that baby is born

Occupancy Codes

A landlord may limit the number of people allowed to live in a home based on an occupancy code. However, attempts to impose rules stricter than allowed by local and federal standards can be discriminatory. Federal guidelines generally allow at least two persons per bedroom. Most cities and villages in the region have occupancy codes that regulate the number of people that can live in a house or apartment, often based on the total square footage in the unit or the bedrooms.

For more information, contact your local building department.



**Fair Housing—
Know Your Rights**

*Fair Housing is Your
Right*



LUC Regional Planning Commission
9676 E Foundry St, PO Box 219
East Liberty OH 43319
www.lucplanning.com
Fair Housing: 937-666-3431
Fair Housing Toll Free: 866-666-4612
Logan County Commissioners: 937-599-7283

Fair Housing— Know Your Rights

Who is Protected?

1. Race/Color
2. National Origin/Ancestry
3. Gender
4. Disability
5. Religion
6. Familial Status (the presence of children under the age of 18)
7. Military Status

Possible Signs of Discrimination

Comments like these can be signs of housing discrimination:

- Families with children can only live in the back of the complex
- I will have to charge you a pet deposit for your guide dog
- You don't want to live in that neighborhood
- We only rent to people who speak English

What is Prohibited?

These actions are illegal if they are done because a person belongs to a protected class:

Rental and Sale of Housing:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable or otherwise restrict choice
- Set different terms, conditions or privileges for sale or rental of housing
- Provide different housing services or facilities
- Falsely deny that housing is available
- Persuade owners to sell or rent (blockbusting)
- Deny anyone access to or membership in a facility or service related to the sale or rental of housing
- Retaliate against a person for making a fair housing complaint

If you think you have been a victim of housing discrimination because of your race, national origin, religion, sex, color, familial status, disability, military status, ancestry, or any other reason, please contact the LUC Regional Planning Commission for assistance 866-666-4612.

You can also contact the Ohio Civil Rights Commission at 1-888-278-7101 or online at

What is Prohibited cont...

Mortgage Lending and Insurance:

- Refuse to make a mortgage loan or provide homeowners insurance
- Refuse to provide information regarding loans or insurance
- Impose different terms or conditions on a loan, such as different rates, or fees
- Discriminate in appraising property
- Refuse to purchase a loan
- Set different terms or conditions to purchase a loan

It is also 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 a protected class, such as "No Children" or "Christians Only" or "Prefer Single Female."

Where to go for help?

www.crc.ohio.gov, or the U.S. Department of Housing and Urban Development (HUD) at 1-800-669-9777 or online at www.hud.gov.

For the hearing impaired, call 1-800-927-9275. HUD also offers assistance with reading and completing HUD forms through interpreters, tapes and Braille materials.