



Fair Housing



Housing Discrimination is Against the Law

IT IS UNLAWFUL TO DISCRIMINATE BASED ON THE FOLLOWING CHARACTERISTICS:

- Age
- Arrest Record (resolved in your favor)
- Citizenship or Immigration Status
- Creed
- Color
- Disability
- Domestic Violence Victim Status
- Gender Identity or Expression
- Family Status
- Lawful Source of Income
- Marital Status
- Military Status
- National Origin
- Race
- Gender
- Sexual Orientation

WHO MUST FOLLOW THE LAW?

Anyone who sells, rents, or leases housing. This includes: owners, tenants, subtenants, managing agents, real estate brokers, real estate agents, and agents and employees of the above persons.

WHO IS NOT PROTECTED?

- Tenants/applicants who smoke
- Applicants with bad credit
- Applicants with negative references
- Tenants who don't pay rent on time
- Tenants who violate the lease
- Tenants who threaten landlord or other renters
- Tenants who damage property
- Tenants with current drug addiction

Examples of Potential Fair Housing Violations:

- Refusing to rent, sell or show a property based on a potential tenant or purchase's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it's the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

WHAT TO DO IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST?

If you believe that you have been denied housing due to unlawful discrimination, you can file a complaint with the New York State Division of Human Rights within one year of the alleged discriminatory act.

To file a complaint:

- Visit the Division's website, at **WWW.DHR.NY.GOV**, and download a complaint form. Completed complaints must be signed and returned to the Division (by mail, email, fax, or in person).
- Stop by a Division office in person. Rochester Division office: One Monroe Square, 259 Monroe Ave., Suite 308, Rochester, NY 14607
- Contact the Rochester Division office, by telephone or by mail, to obtain a complaint form and/or assistance in filing a complaint. (585) 238-8250