

## **Public Notice**

### **Fair Housing Act**

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

#### **What is prohibited?**

In the sale or rental of housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap:

- 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)
- Deny anyone access to or a membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

In mortgage lending, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap (disability):

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

#### **Additional Protection if You Have a Disability**

If you or someone associated with you have a physical or mental 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

## **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 18 live with:

- A parent
- A person who has legal custody of the child or children
- 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 18.

### **If you think your rights have been violated...**

Contact the nearest HUD office at:  
Kansas City Regional Office of FHEO  
US Department of Housing and Urban Development  
Gateway Tower II  
400 State Avenue, Room 200  
Kansas City, KS 66101-2406  
Phone: 913-551-6958  
Toll Free Phone: 800-743-5323  
TTY: 913-551-6972

Information about the Fair Housing Act is from [www.HUD.gov](http://www.HUD.gov) website.