

Fair Housing: Reasonable Accommodation and Reasonable Modification

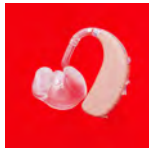


Fair Housing Law

protects consumers from unfair practices related to the sale or rental of housing. Fair housing law makes it illegal to discriminate against people in the housing market due to race, color, national origin, religion, sex, familial status or disability.

Disability . . .

may be physical, including sensory concerns such as hearing loss, mobility or visual impairment.



Disability . . .

may be associated with diseases, such as AIDS, or chronic alcoholism.



Disability . . .

may also be mental including chronic mental illness.



To be protected by Fair Housing Law

those with a disability must have documentation of having such a condition or be looked upon as having such a condition

Reasonable Accommodations

Landlords may not . . .
refuse to make reasonable accommodations in rules, policies, and services so that the allow tenant the opportunity to fully occupy and enjoy the use of the housing unit, and

Examples of Reasonable Accommodations

- No pets . . .

Service dog for someone with a disability even though there is a no pets policy



Or . . .

Examples of Reasonable Accommodations

- An emotional support animal (these are domesticated animals and may include dogs, cats, rabbits, etc.) for someone with a mental disability



Examples of Reasonable Accommodations

- Reserved parking . . .

Reserved parking for a tenant with mobility issues



Examples of Reasonable Accommodations

- Live in assistance . . .

For tenant who needs a live in health care aide



Examples of Reasonable Accommodations

- Using on specified cleaning products . . .

For tenant who chemical sensitivities



Reasonable Modification

Landlords may not . . .
refuse to allow reasonable modifications to the unit if that modification allows the tenant to fully use the premises

Examples of Reasonable Modifications

Widened doorway . . .



Examples of Reasonable Modifications

Accessible ramp . . .



Examples of Reasonable Modifications

Grab bars . . .



Reasonable Modifications

- Require landlord's permission
- Must provide to the landlord complete description of the modifications that are required
- Assurances that the modifications will be performed in a professional manner

Reasonable Modifications

- Tenants may responsible for the cost of reasonable modifications.
- Tenants may be required to return the housing unit back to its original condition.

Reporting Discrimination

If you or someone you live with has a handicapping condition and has experienced discrimination in the housing market, you can call the North Carolina Human Relations Commission at:

(919) 807-4420 or (866)324-7474
or visit the Commission website at:

<http://www.doa.nc.gov/hrc/fairhousing.aspx>