

# **The Fair Housing Act [42 U.S.C. 3604] & South Bend Ordinance 8410-93**

The Fair Housing Act & the South Bend Ordinance prohibits discrimination in housing because of:

- Race
- Color
- National origin
- Religion
- Gender
- Familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under 18)
- Handicap (disability)

## **What Housing Is Covered?**

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

## **What Is Prohibited?**

In the Sale and 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 to members of certain groups
- Refuse to negotiate for housing
- Making housing unavailable
- Deny a dwelling
- Set different terms, conditions, or privileges for sale or rental of a dwelling, (such as adopting inconsistent rental payments policy of responding to late rent payments)
- 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) or
- Deny anyone access or membership to a facility or service
- Refusing to reasonably accommodate the needs of disabled tenants; such as allowing a guide dog, hearing dog, or other service animal