

## Unfair Housing Practices

The following is a list of practices that could qualify as unfair housing practices—a violation of certain human rights laws.

- Variation in rents
- Variation in security deposits
- Different application requirements
- Different terms in lease or sales (setting more restrictive standards, such as higher income for certain tenants)
- Delay in processing applications
- Discouraging applicants from renting, buying, and selling by exaggerating the drawbacks of the community, talking up the amenities of another community, telling applicants they do not have anything in common with the other residents or area home owners, etc.
- Terminating a tenancy for a discriminatory reason
- Delay in or refusal to provide service
- “Steering” by indicating that a person would not be comfortable or compatible with the existing residents of a housing community. Assigning certain persons to particular sections of a housing community.
- Using photographs, illustrations, symbols, words, etc which convey that dwellings are not available to a particular group
- Threatening, intimidating, interfering with, or retaliating against a person because they filed a Fair Housing complaint or contacted Code Enforcement, Section 8 administrators or the police department
- Providing different services or privileges based on subjective opinion of the resident
- Withholding response to a resident’s complaint or concern
- Refusal to accommodate a handicapped resident’s housing needs when requesting reasonable modifications and accommodations
- “Redlining” by denying or imposing different terms on mortgage loans or insurance coverage because of the ethnic make-up of the neighborhood in which the property is located
- “Blockbusting” by pressuring individuals to sell their homes because members of a protected class are moving into their neighborhood.
- Misrepresenting availability.
- Refusal to negotiate with an individual
- Allowing subjective views to affect or influence business dealings