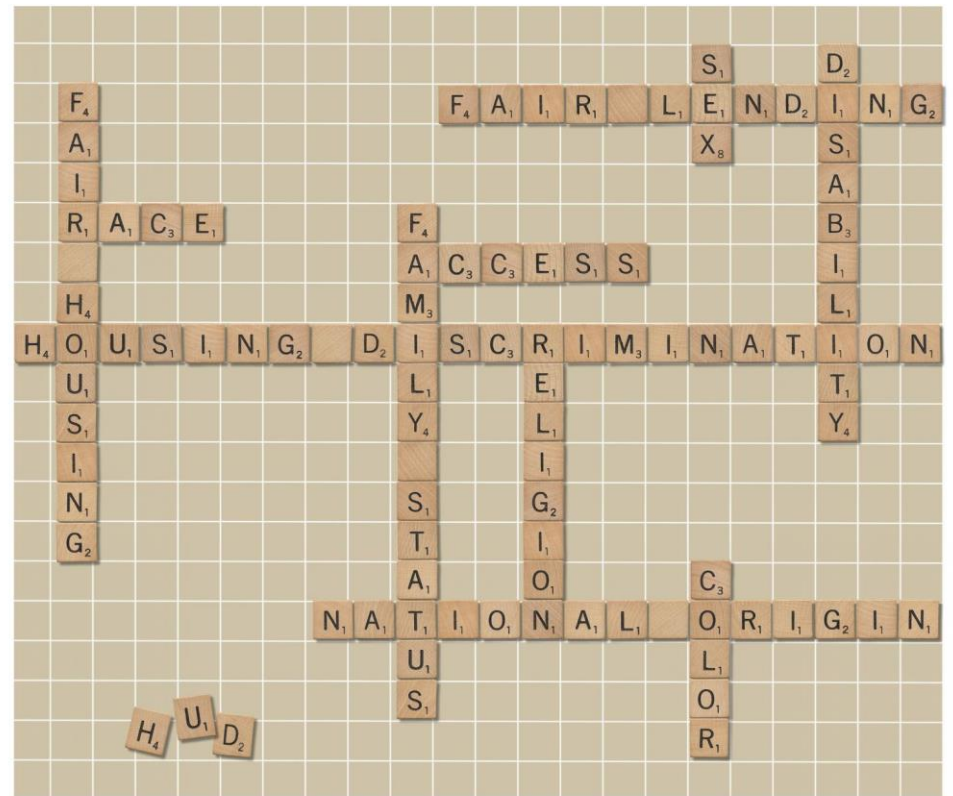


WEST TENNESSEE LEGAL SERVICES

Fair Housing: MORE THAN JUST WORDS



FAIR HOUSING: More than just words on a gameboard, **IT IS THE LAW.**



**KNOW
YOUR
RIGHTS!**

If you feel you have experienced housing discrimination based on race, color, religion, national origin, sex, disability, and family status, contact HUD at **1-800-669-9777** (voice), **1-800-877-8339** (Federal Relay), online at www.hud.gov/fairhousing, or your local fair housing organization.

Disclaimer

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The Fair Housing Act

"It is the policy of the United States to provide, within Constitutional limitations, for fair housing throughout the United States."

- 42 U.S.C. §3601

The Fair Housing Act:

Protected Classes:

Race
Color
Religion
Sex
National Origin
Familial Status
Disability Status

Covered Markets:

Rental
Sales
Lending
Insurance
Zoning
All other areas
connected with
residential housing

Covered Dwellings:

All Residential Housing
Including:

Private &
Subsidized Units
Single Family Units
Multi-family Units
Migrant Housing
Temporary Shelters
Assisted Living

Sex: What Does It Mean?

Traditionally, sex discrimination has been viewed as only protecting people from differences in treatment based on biological sex, as evidenced by an individual's birth certificate.

However, new guidance from HUD released on February 11, 2021 states HUD will now investigate complaints on the basis of conduct directed towards an individual based upon that individual's Sexual Orientation and/or Gender Identity where applicable.

Familial Status: What Does It Mean?

1 or more persons under 18 living with ---

(a) a parent or other person with custody; or

(b) a person chosen by the parent or person with custody, with written permission

Includes a person ---

(a) who is pregnant

(b) in process of securing legal custody

(c) with written consent for minors to reside with that person

Disability Status: What Does It Mean?

- A physical or mental impairment which substantially limits 1 or more major life activities;
- A record of an impairment; or
- Being regarded as having such an impairment (whether a person has an impairment or not)

Exceptions:

(a) current, illegal use or addiction to a controlled substance as defined in section 102 of The Controlled Substances Act

(b) conduct toward a person solely because a person is a transvestite

Prohibited Activities

- Refusing to sell or rent after the making of a bona fide offer, or otherwise making unavailable or denying housing
- Discriminating in the terms, conditions and privileges of sale or of rental
- Making, printing or publishing a discriminatory statement
- Lying about availability
- With respect to disability, refusing to make reasonable accommodations, or refusing to allow reasonable modifications
- Harassing, intimidating, coercing someone on account of membership in a protected class (includes retaliation for pursuing, or helping another pursue, their fair housing rights)

Statute of Limitations

Federal Act:

1 year from date of last act to file a HUD complaint

2 years from date of last act to file a lawsuit

The Tennessee Act:

180 days from date of last act to file a complaint with THRC

1 year from date of last act to file a lawsuit

Who to Contact if You Believe You Have Been Discriminated Against

HUD:

Five Points Plaza, 40 Marietta St.
16th Floor,
Atlanta, GA 30303-2806
1-800-440-8091

[https://portalapps.hud.gov/AdaptivePages/ HUD_Spanish/Espanol/complaint/complaint-details.htm](https://portalapps.hud.gov/AdaptivePages/HUD_Spanish/Espanol/complaint/complaint-details.htm)

Tennessee Human Rights Commission:
710 James Robertson Parkway, Suite 100
First Floor, Andrew Johnson Tower
Nashville, TN 37243
1-865-594-6500
www.tn.gov/humanrights.html

West Tennessee Legal Services
210 West Main Street
Jackson, TN 38301
1-731-423-0616 ext. 250
wtls.org

Tennessee Fair Housing Council
107 Music City Circle
Suite 318
Nashville, TN 37214
1-615-874-2344
<https://tennfairhousing.org/>

