

Fair Housing - it's the Law



What is Fair Housing?

Fair Housing is the right for all people to have safe, decent housing and be able to get this housing without discrimination. City, State, and Federal Fair Housing Laws require that all people have an equal opportunity to buy, rent, or live in housing.

Who is Protected?

Federal Fair Housing Laws prohibit discrimination based on race, color, religion, national origin, sex, familial status (children in home) or disability (physical or mental).

Recognizing Discrimination

- Refusing to Deal – Refuse to sell, rent, lease, exchange, or negotiate for a dwelling
- Different Terms/Conditions – Discrimination in the terms and/or conditions of a sale or rental of a dwelling
- Misrepresentation – Represent that an available dwelling is not available for inspection, sale or rental when it is a dwelling
- Discriminatory Presentation -Say, publish, or display a discriminatory preference with respect to a sale or rental of a dwelling
- Steering -Engage in directing anyone or discriminate in the terms or conditions of a loan based on discriminatory reasons.
- Unequal Financing- Deny a loan to anyone or discriminate in the terms or conditions of a loan based on discriminatory reasons.
- Blockbusting – Engage in panic-selling by representing that the racial composition of a neighborhood is going to change

What Can I Do?

If you think your rights have been violated, you may file a complaint online, write a letter or telephone the HUD Office nearest you. You have one year after the alleged discrimination occurred or ended to file a complaint with HUD, but you should file it as soon as possible.

For questions about the meaning and application of the law, or questions on how to file a complaint, please contact U.S. Department of Housing and Urban Development, Gateway Tower II, 400 Sate Avenue, Room 200, 4th Floor, Kansas City, KS 66101-2406. Telephone (913) 551-6958 or 1-800-743-5323, Fax (913) 551-6856 *TTY (913) 551-6972.

The City of Wakefield is a supporter of fair housing laws. The City of Wakefield's fair housing representative can be reached at (402) 287-2080.

- [Fair Housing Booklet \(English\)](#)
- [Fair Housing Booklet \(Spanish\)](#)