

Disability Rights in Private and Public Housing:

Regardless of whether you live in private or public housing, Federal laws provide the following rights to persons with disabilities:

- Prohibits discrimination against persons with disabilities.
- Requires housing providers to make reasonable accommodations for persons with disabilities.
- Requires housing providers to allow persons with disabilities to make reasonable modifications.
- Requires that new covered multifamily housing be designed and constructed to be accessible.



Seven technical requirements in the Accessibility Guidelines for covered buildings:

1. Accessible Entrance on an Accessible Route.
2. Accessible Public and Common-Use areas
3. Usable Doors
4. Accessible Routes Into and Through the Dwelling Unit.
5. Accessible Light Switches, Electrical Outlets, and Environmental Controls
6. Reinforced Walls in Bathroom
7. Usable Kitchens and Bathrooms



**Charleston Trident
Urban League, Inc.**

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Fair Housing



**Charleston Trident Urban League
Fair Housing Hotline
Tel: 843-766-6427**

Fair Housing Is Your Right

Housing: Safe-Decent-Habitable

**Housing: It's the Law and
it's everyone's right!**

Tenant's Rights & Responsibilities:

- Right to privacy
- Livable premises
- Pay Rent on time

Landlord's Rights and Responsibilities:

- Right to access
- Repairs and maintenance
- Comply with housing codes



**EQUAL HOUSING
OPPORTUNITY**

Fair Housing Is Your Right

Discrimination is when you are treated differently or badly because you are a member of a certain group of people. The Fair Housing Act (FHA) may protect you in housing matters if it is due to discrimination based on your:

- race
- color
- national origin (where you are born or where your family comes from)
- religion
- gender
- disability or handicap
- family status (being a single parent, being pregnant, or having children living with you)

Examples of Discrimination

The Fair Housing Act prohibits landlords from taking any of the following actions based on race, religion or any other protected category:

- Advertising or making any statement that indicates a preference based on a group characteristic, such as skin color.
- Falsely denying that a rental unit is available. Setting more restrictive standards, such as higher income, for certain tenants.
- Refusing to rent to members of certain groups.
- Refusing to accommodate the needs of disabled tenants, such as allowing a guide dog.
- Setting different terms for some tenants, such as adopting an inconsistent policy of responding to late rent payments, or terminating a tenancy for a discriminatory reason.

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