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**Fair Housing Act details:**

- Prohibits housing discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- Sets certain requirements for accessible design in new construction.
- Covers residential multi-family dwellings for first occupancy after March 13, 1991 (covered multi-family dwellings are **all** types of buildings with four or more units).
- Includes condos, single-story townhouses, garden apartments, vacation timeshares, dormitories, homeless shelters.
- Requires covered buildings with an elevator to make **all** units in buildings accessible.
- Requires covered buildings without an elevator to make all ground-floor units (including ground-floors at different levels in the same building) accessible.

**Examples of Housing 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.  
individuals and families who exercise their fair housing rights.

**To File a Housing Discrimination Complaint with the Federal Government:**

**Fair Housing Enforcement Center  
U.S. Depart. of Housing and Urban Development  
26 Federal Plaza, Room 3532  
New York, NY 10278-0068**

(212) 542-7519 or 1-800-496-4294  
TTY (212) 264-0927 or

<http://www.hud.gov/complaints/index.cfm>

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# Fair Housing and Equal Opportunity

*Mercer County  
Fair Housing Office*



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640 South Broad Street -Rm 420, Trenton, NJ 08650  
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WWW.MERCERCOUNTY.ORG

# Fair Housing Officer

*The Fair Housing Officer investigates initial allegations of housing discrimination, provides housing referral services and furthers affirmative marketing and outreach efforts.*

*Fair Housing Act prohibits discrimination by direct providers of housing, such as landlords and real estate companies as well as other entities, such as municipalities, banks, or other lending institutions and homeowners insurance companies whose discriminatory practices make housing unavailable to persons because of: race or color, religion, sex, national origin, family status, and disability.*



*It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin*

**For more information contact:**

**Edward Pattik, Fair Housing Officer**

**640 S. Broad Street, Trenton, NJ 08650**

**(609) 989-6858 (609) 989-0306 fax**

**housing@mercercounty.org**

**Website: [www.mercercounty.org](http://www.mercercounty.org)**

## Fair Housing Laws and Presidential Orders

### The Fair Housing Laws:

#### Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents of legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

#### Title VI of the Civil Rights Act of 1964

Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

#### Section 504 of the Rehabilitation Act of 1973

Section 504 prohibits discrimination based on disability in any program or activity receiving federal financial assistance.

#### Section 109 of Title I of the Housing and Community Development Act of 1974

Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs and activities receiving financial assistance from HUD's Community Development and Block Grant Program.

#### Title II of the Americans with Disabilities Act of 1990

Title II prohibits discrimination based on disability in programs, services, and activities provided or made available by public entities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

#### Architectural Barriers Act of 1968

The Architectural Barriers Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 must be accessible to and useable by handicapped persons.

#### Age Discrimination Act of 1975

The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance.

#### Title IX of the Education Amendments Act of 1972

Title IX prohibits discrimination on the basis of sex in education programs or activities that receive federal financial assistance.

### Fair Housing-Related Presidential Executive Orders:

#### Executive Order 11063

Executive Order 11063 prohibits discrimination in the sale, leasing, rental, or other disposition of properties and facilities owned or operated by the federal government or provided with federal funds.

#### Executive Order 11246

Executive Order 11246, as amended, bars discrimination in federal employment because of race, color, religion, sex, or national origin.

#### Executive Order 12892

Executive Order 12892, as amended, requires federal agencies to affirmatively further fair housing in their programs and activities, and provides that the Secretary of HUD will be responsible for coordinating the effort. The Order also establishes the President's Fair Housing Council, which will be chaired by the Secretary of HUD.

#### Executive Order 12898

Executive Order 12898 requires that each federal agency conduct its program, policies, and activities that substantially affect human health or the environment in a manner that does not exclude persons based on race, color, or national origin.

#### Executive Order 13166

Executive Order 13166 eliminates, to the extent possible, limited English proficiency as a barrier to full and meaningful participation by beneficiaries in all federally-assisted and federally conducted programs and activities.

#### Executive Order 13217

Executive Order 13217 requires federal agencies to evaluate their policies and programs to determine if any can be revised or modified to improve the availability of community-based living arrangements for persons with disabilities.