

Equal Housing laws

Fair housing is all about eliminating discrimination in housing related activities. In the US, the Federal Fair Housing Act has seven protected classes, which are:

Race

Color

Religion

Sex

National Origin

Disability

Familial Status

The HUD (Department of Housing and Urban Development) enforces the Fair Housing Act. In some cases a property may be exempted though. Do note that there are also state and local level laws of similar nature everywhere.

Know the term "reasonable accommodations", which are relevant for those with disabilities. HUD defines reasonable accommodations as “changes, adjustments or exceptions to common rules, policies, practices or services that would allow the disabled individual an equal opportunity to enjoy the dwelling”. In the case of renting the property, one must allow the tenant to make reasonable accommodations to your existing unit.