

Fair Housing Rights and Obligations

Federal and State laws prohibit discrimination in the sale, rental, leasing, negotiation, advertising, and financing of housing based on the following:

Federal

- Race
- Color
- National Origin
- Disability: Mental & Physical
- Religion
- Sex
- Familial Status

California

- Marital Status
- Ancestry
- Source of Income (including voucher program participation)
- Sexual Orientation
- Age
- Arbitrary: Physical Characteristics
- Gender Identity, Gender Expression
- Citizenship
- Primary Language
- Immigration Status

These laws ensure that people who are qualified for the home of their choosing are not barred from being able to buy or rent that home due to discrimination.

A variety of other federal civil rights laws, including Title VI of the Civil Rights Act, Section 504 of the Rehabilitation Act, and the Americans with Disabilities Act, prohibit discrimination in housing and community development programs and activities, particularly those that are assisted with HUD funding. These civil rights laws include obligations such as taking reasonable steps to ensure meaningful access to their programs and activities for persons with limited English proficiency (LEP) and taking appropriate steps to ensure effective communication with individuals with disabilities through the provision of appropriate auxiliary aids and services. Various federal fair housing and civil rights laws require HUD and its program participants to affirmatively further the purposes of the Fair Housing Act.

For assistance with filing a fair housing complaint, contact the Inland Fair Housing and Mediation Board at (909) 984-2254 ext. 175 or fairhousing@ifhmb.com