



If Discrimination is Suspected

If housing discrimination is suspected, make immediate detailed notes of your experience, including:

- The date of the alleged violation;
- The name and address of the person your complaint is against;
- The address or other identification of the housing involved;
- A short description of the alleged violation (the event that caused you to believe your rights were violated).

Contact Monroe County's Fair Housing Coordinator:

Sheila Turner
 Monroe County Courthouse
 101 North Main Street, Room 34
 Woodsfield, OH 43793
 Phone: 740-472-1341
 Email:
 sheilaturner@monroecountyohio.com

Other Fair Housing Contacts:

- Ohio Civil Rights Commission, 1-888-278-7101
- U.S. Department of Housing and Urban Development Fair Housing Complaint Hotline, 1-800-669-9777 (TTY 1-312-353-7143)
- Southeastern Ohio Legal Services, 1-800-837-4781



This brochure is not intended to be used as legal advice. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance.

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▶ Fair Housing Is The Law



Telephone: 740-472-1341



The Federal Fair Housing Act



The Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968 as amended in

1988) prohibits discrimination in housing because of race, color, national origin, religion, sex, familial status and disability. The Ohio Fair Housing Law (Ohio Revised Code Section 4112) includes ancestry and military status as additional protected groups.

These laws cover virtually all housing: private housing, apartment buildings, condominiums, shelters, nursing homes, and nearly all housing transactions, including the rental and sale of housing and the provisions of mortgage loans.

Discrimination includes not only denial of dwelling units but also withholding or misrepresenting information about the available housing, steering, setting higher standards of creditworthiness for minorities, quoting different prices, terms, or conditions for financing, insurance or sale. Any kind of differential treatment based upon the home seeker's protected group is prohibited. In some instances, actions which have a discriminatory impact or effect may also violate the law.

The Federal Fair Housing Act prohibits discriminatory housing practices. No one may take any of the following actions based on race, color, religion, national origin, sex, familial status, or disability:

- Refuse to sell or rent housing;
- Refuse to negotiate for housing;
- Make housing unavailable;
- Deny a dwelling
- Set different terms, conditions, or privileges for sale or rental of a dwelling;
- Provide different housing services or facilities;
- Falsely deny that housing is available for inspection, sale, or rental, when, in truth, it is available;
- For profit, persuade or attempt to influence owners to sell or rent (blockbusting);
- Deny anyone access or membership in a facility



or service related to the sale or rental of housing, including brokerage and multiple listing services.

The Civil Rights Acts of 1866 and 1871 prohibit discrimination based on race.

The Ohio Fair Housing Law gives all persons in the protected classes the right to live wherever they can afford to buy a home or rent. It is unlawful, on the basis of race, color, religion, sex, national origin,

ancestry, military status, disability, or familial status to:

- Refuse to rent, sell, finance, or insure housing accommodations or residential property;
- Falsely represent to any person that housing accommodations are not available for inspection, sale, rental, or lease;
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing accommodations or rental property;
- Discriminate in the purchase, renewal, or terms and conditions of fire, extended coverage, of homeowners or renters insurance;
- Refuse to consider without prejudice the combined income of both spouses;
- Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation;
- Deny any person membership in any multiple listing services or real estate broker's organization.

