



FAIR HOUSING RESOURCES

The Pickens County Community Development Department has compiled this guide to provide you with basic information about your rights under the Fair Housing Act. For more information or to file a fair housing complaint, the following organizations are available to help:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

FAIR HOUSING WEBSITE:

WWW.HUD.GOV/FAIRHOUSING

FAIR HOUSING AND EQUAL OPPORTUNITY COMPLAINT HOTLINE

1-888-799-2085

HUD - COLUMBIA FIELD OFFICE

1835 Assembly Street, 13th Floor
Columbia, SC 29201

(803) 765-5592 TOLL FREE: (800)-225-5342

SOUTH CAROLINA HUMAN AFFAIRS COMMISSION

1026 Sumter Street, Suite 101
Columbia, SC 29201

(803) 737-7800 TOLL FREE: (800) 521-0725

<http://www.schac.sc.gov>
information@schac.sc.gov

FAIRHOUSING SC
WWW.FAIRHOUSINGSC.ORG



FAIR HOUSING

Know Your Rights



www.co.pickens.sc.us

FAIR HOUSING IN PICKENS COUNTY

What is Fair Housing?

Fair Housing rights and protections are provided under the United States Fair Housing Act of 1968, other applicable Federal laws, Executive Orders and regulations, and comparable state laws like the South Carolina Fair Housing Act. Enforcement is provided by the United States Department of Housing & Urban Development and the US Department of Justice, and in South Carolina by the state Human Affairs Commission.

Fair Housing is a legal right that applies to most types of housing and protects certain classes of individuals from discrimination in the sale and rental of housing, real estate brokerage and lending, and other housing related services.

The Federal Fair Housing Act was designed to ensure that individuals of similar income levels, in the same housing market, have a like or equal range of housing choices regardless of:

- Race
- Color
- Religion
- Sex (gender)
- National Origin
- Disability (mental and physical)
- Familial Status (presence of children under 18 in the home)

Additional protections are provided by the Fair Housing Act for people with disabilities.

On the basis of race, color, religion, sex, national origin, disability or familial status, no one may:

Sale and Rental of Housing

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Falsely deny that housing is available for inspection, sale or rental
- Set different terms, conditions or privileges for the sale or rental of a housing unit
- Provide different housing services or facilities
- Deny anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

Mortgage Lending

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points or fees
- Discriminate in appraising property
- Refuse to purchase a loan
- Set different terms or conditions for purchasing a loan

Exercising Fair Housing Rights

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others to exercise that right.

Advertising

- Advertise or make any statement that

indicates a limitation or preference based on race, color, national origin, religion, sex, familial status or disability. This applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

If you think your fair housing rights have been violated, there is something you can do.

[US Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint) - HUD's Office of Fair and Housing Equal Opportunity is responsible for administering and enforcing the federal fair housing laws and establishing policies that ensure all Americans equal access to the housing of their choice.

Visit the HUD Fair Housing portal on the HUD website: https://www.hud.gov/program_offices/fair_housing_equal_opp/online-complaint to file a complaint online, or to find information about the complaint process and phone numbers and instructions on how to contact a local HUD office.

[SC Human Affairs Commission](https://schac.sc.gov/) - The South Carolina Human Affairs Commission is responsible for fair housing and equal opportunity investigation and enforcement in this state. Contact information for the SC Human Affairs Commission can be found online @ <https://schac.sc.gov/>