

FAIR HOUSING

**IT'S NOT AN OPTION,
IT'S THE LAW!**

The Federal Fair Housing Act, passed in 1968 and amended in 1989, prohibits discrimination in housing practices against any person because of their race, color, national origin, religion, gender, disability, or familial status. These are referred to as "protected classes".

Utah law further prohibits discrimination in housing practices for reasons of source of income.

Fair Housing Laws make it *illegal* to discriminate against any person for these reasons in renting or buying housing, seeking a mortgage loan, and being shown potential housing.

If you have been a recent victim of housing discrimination, contact:

The Utah Antidiscrimination and Labor Division (UALD)

1-800-222-1238

TDD 1-800-530-7685

Se Habla Español

**IF YOU HAVE BEEN
VICTIMIZED BY
PREDATORY LENDING**

**Call "And Justice for All"
at**

1-800-662-4245

or the UALD at:

1-800-222-1238

Predatory lending is a set of unfair, unethical and sometimes illegal lending practices designed specifically to deceive unsuspecting borrowers. Consumer education is the key to avoid predatory lending. Check all your options. Read everything before you sign, and never allow yourself to be pressured into borrowing.

DEFINITIONS OF PROTECTED CLASSES IN UTAH:

- 1. Race:** Black, White, Asian, Pacific Islander, Native Alaskan, Native American (American Indian) or other bi- or multi-racial.
- 2. Color:** what the person considers to the color of their skin.
- 3. National Origin:** what country the person is from.
- 4. Religion:** set of beliefs, creeds, tenants and/or practices that relate to what a person considers their "religion" or their "church."
- 5. Gender:** whether the person is female or male. In Utah, sexual orientation (gay, lesbian, bisexual, transgender) is NOT a protected class. Cross-dressing is not a protected class. This protection extends to sexual harassment in housing practices.
- 6. Disability:** a physical or mental disability (including mobility, hearing and visual impairments, cancer, chronic mental illness, AIDS, AIDS Related Complex, mental retardation); a record of such disability; or be considered to have such a disability.
 - a. With regard to disability, the Fair Housing Act states that a landlord may NOT refuse to allow you to make reasonable modifications to your dwelling or common use area at your own expense, if necessary for the disabled person to use the housing.

b. A landlord may NOT refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing. For example, the "no pets" rule does not apply to service, assistance or companion animals. A landlord may not charge a deposit for these animals.

c. Design Guidelines: If a building with 4 or more units no will be ready for first occupancy after March 13, 1991, certain design and construction regulations apply.

These include:

- public and common area accessibility
- doorway width (minimum 32 inch clearance)
- reinforced bathroom walls to allow installation of grab-bars at toilet, tub and shower
- kitchen and bathroom maneuverability space
- accessible switches, outlets and environmental controls

d. If the building has an elevator, **all** the units need to meet the guidelines. If there is no elevator, all the ground floor units must meet these guidelines.

7. Familial Status:

- a. persons under age 18 living with parent or legal guardian
- b. designee of parent or guardian w/written permission
- c. pregnant women
- d. persons in process of adoption
- e. persons in process of securing legal guardianship of child under the age of 18

8. Source of Income: (additional protected class in Utah). This includes any local, state or federal financial assistance such as Section 8 housing assistance/ vouchers, SSI or disability income, Social Security income, Temporary Aid to Needy Families (TANF) and Aid to Families with Dependent Children (AFDC).

If you would like more information about Fair Housing in West Jordan, please contact

Charles Tarver: charlest@wjordan.com (801) 569-5062