

Children & Fair Housing

Know Your Rights

What is Fair Housing?

Fair Housing means that you have the right to live where you choose and can afford without fear of discrimination based on your personal characteristics. The fair housing laws protect you from being treated differently based on your:

Race/Color	Marital Status
Religion	Ancestry
Gender	Age
National Origin	Income Source
Familial Status	Gender Expression/Identity
Disability	Genetic Information
Sexual Orientation	Other Arbitrary Basis

What is Familial Status Discrimination?

“Familial status discrimination” is defined as unfair treatment by a landlord, manager, or housing professional because an individual has children. Also protected under “familial status” is any person who is pregnant or in the process of securing legal custody of any individual who is under the age of 18.

Why should I report discrimination?

Discrimination is illegal. Reporting discrimination is the first step to stopping it in your community.

Who should I call to report discrimination?

The Housing Rights Center is under contract with your city to investigate reports of housing discrimination, and provide victims of discrimination with information about their rights, responsibilities, and legal options.

What happens next?

After you file a discrimination complaint with the Housing Rights Center, a trained case manager will work with you to investigate your complaint and potentially resolve your case. Our services are free, voluntary, and confidential.

Refusing to Rent to Families with Children

It is illegal for a property manager or owner to refuse to rent an apartment, house or other rental property to a family with children. It is also illegal to steer tenants with children to certain buildings, units or floors.



Forms of Familial Status Discrimination...

- Charging families with children a higher security deposit or rent.
- Harassing tenants with children.
- Enforcing restrictive occupancy limits, such as only allowing one person per bedroom.

Rules for Children

It is illegal for a manager or owner to have rules that limit the ability of children to play outside, or to enforce rules against families only. Not allowing children to use the pool or limiting its use, can be a form of familial status discrimination.

Illegal Advertisements

It is illegal to state or suggest a preference for tenants without children in rental listings. Statements such as “NO CHILDREN” or “ADULTS PREFERRED” are illegal. If you see an illegal advertisement or sign, call the Housing Rights Center.

Senior Housing

Senior housing is exempt from the law. This means that certain senior buildings can refuse to rent to families with children due to age requirements.