

## Fair Housing Act - Know Your Rights

The Center for Independence of the Disabled, New York (CIDNY) helps landlords and renters understand the Fair Housing Act.

A landlord cannot ask about your disability unless you are applying for housing only open to people with certain disabilities or if you are asking for a reasonable accommodation.

You can ask for a reasonable accommodation if it will make housing usable because of your disability such as: reserved parking, waiver of guest parking fees for a home health aide, oral reminders to pay rent, a waiver of the “no pets” policy for service animals, or a particular apartment location (lower floor, quieter area).

You can also ask for a reasonable modification, or physical changes to the space you want to rent.

In general, you will need to pay for modifications and to

undo them when you leave, such as installing bathtub guard rails. You should ask for these changes *in writing*.

Landlords cannot discriminate, or refuse to rent to you because of a disability, unless that disability prevents you from meeting the obligations of other tenants or if you living in the home would pose a direct threat to the health and safety of others.

Discrimination can occur if a landlord refuses to provide a reasonable modification or accommodation, asks questions about your disability or medical condition, refuses to offer you the same rental agreement as others, or rejects your application because of a disability.

If you believe your rights were violated or you need more information about the Fair Housing Act, please contact us.

**212 674-2300 • [www.cidny.org](http://www.cidny.org)**



**CID-NY**

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## **Did You Know the Fair Housing Act Protects Your Rights?**

You can request an accommodation/modification, like grab bars or lower cabinets, at any point, even after the lease is signed and you move into your home. That's a Fair Housing Fact.

For more information on the Fair Housing Act and your rights, call us at 212/674-2300 and ask to speak to someone about your housing rights.