



HomeVault
PROPERTY MANAGEMENT

Fair Housing

What Types of Housing are Covered?

The Fair Housing Act covers most housing. In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

Fair Housing Act – enacted into law on April 11, 1968

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

Fair Housing is the right for everyone to have access to all housing opportunities without discrimination based on:

- Race
- Religion
- National origin
- Sex
- Color
- Familial status
- Disability

New Mexico's additional protected classes:

- Ancestry
- Sexual Orientation
- Gender Identity
- Spousal Affiliation

Colorado's additional protected classes:

- Creed
- Sexual Orientation (which is statutorily defined as "including transgender status" - i.e. Gender Identity)
- Marital Status
- Ancestry
- Source of Income* (effective Jan 1, 2021)

Fair Housing Words or Phrases to Avoid

These words should NOT Be Used In Advertising, Remarks Section of the Listings and Broadcast E-mails of your Listings.

- ABLE BODIED
- ACTIVE
- ADULT BUILDING
- ADULT COMMUNITY
- ADULTUING
- ADULTS ONLY
- AFRICAN
- AGILE
- ALCOHOLIC
- AMERICAN INDIAN
- ANGLO SAXON
- ASIAN
- BACHELOR
- BLACK
- BLIND
- BOARD APPROVAL REQUIRED
- CATHOLIC
- CAUCASIAN
- CHICANO
- CHILD
- CHILDREN
- NUMBER OF CHILDREN
- CHINESE
- CHRISTIAN HOME
- CHURCH
- CLOSE TO
- COLORED
- COLORED HOME
- COUPLE
- COUPLES ONLY
- CRIPPLED
- CROSS
- DEAF
- DESCRIPTION OF LANDLORD
- DESCRIPTION OF TENANT
- DRINKER
- EMPLOYED
- EMPTY NEST
- EMPTY NESTERS
- ETHNIC REFERENCES
- EXCLUSIVE
- FEMALE
- FILIPINO
- FISHERMAN
- FOREIGNER
- GAY
- GENDER
- GENTLEMAN
- GERMAN
- GERMAN SPEAKING
- GOLDEN AGE
- GRANDMA

Fair Housing Words or Phrases to Avoid

- GRANDPA
- HANDICAPPED
- HANDYMAN
- HISPANIC
- HISPANIC RESIDENCE
- HUNGARIAN
- IMPAIRED
- INDIAN
- INTEGRATED
- IRISH
- ITALAIN
- JEWISH
- JEWISH HOME
- LANDLORD
- LATINO
- LESBIAN
- MALE
- MAN
- MARRIED
- MATURE
- MATURE COUPLE
- MATURE INDIVIDUAL
- MATURE PERSON
- MEMBERSHIP APPROVAL
- MEN
- MENTAL
- MENTALLY IMPAIRED
- MEXICAN
- MORMON
- MOSQUE
- MOTHER IN LAW
- MUST BE EMPLOYED
- MUST COMPLY WITH PARK-RULES
- NANNY
- NATIONALITY
- NEAR
- NEGRO
- NEWLY WEDS
- NO BLIND
- NO CHILDREN
- NO CRIPPLED
- NO DEAF
- NO IMPAIRED
- NO JEW(S)
- NO CHILDREN
- NO MENTALLY DISABLED
- NO MENTALLY ILL
- NO RETARDED
- NO SEASONAL WORKERS
- NO SOCIAL SECURITY INSURANCE (SSI)

Fair Housing Words or Phrases to Avoid

- NO UNEMPLOYED
- NO WHEELCHAIRS
- NOT FOR DISABLED
- NON DRINKER
- NONSMOKER
- OLDER PERSON
- ONE CHILD
- ONE PERSON
- ORIENTAL
- PARK RULE
- PERSON
- PHYSICALLY FIT ONLY
- POLISH
- PRESTIGIOUS
- PRIVATE
- PRIVATE SCHOOLS
- PROTESTANT
- PUERTO RICAN
- QUITE TENANT
- RESPONSIBLE
- RESTRICTED
- RETARDED
- RETIRE
- RETIREES
- SEASONAL WORKERS
- SECTION 8
- SECURE
- SENIOR
- SHRINE
- SINGLES
- SINGLES ONLY
- SINGLE PERSON
- SINGLE SEX CLUB
- SMOKER
- SOCIAL SECURITY INSURANCE
- SPANISH SPEAKING
- SSI
- STABLE
- STRAIGHT
- SSI
- STABLE
- STRAIGHT
- STUDENT
- SYNAGOGUE
- TEMPLE
- TENANT
- TRADITIONAL
- TWO PEOPLE
- UNEMPLOYED
- WALKING DISTANCE TO
- WHITE
- WHITE PRIVATE HOME
- WHITE ONLY
- WOMAN

(SOURCE: COMBINATION OF FLEX-MLS FAIR HOUSING LIST AND FORMER RANM ATTORNEY JAN PERELSON'S LIST)

Additional Training Videos & Resource Links

Additional videos:

<https://www.fairhousinginstitute.com/fair-housing-training-videos/>

The Department of Housing and Urban Development (HUD)

[https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview# Who Is Protected](https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_overview#_Who_Is_Protected)

State Specific links:

<https://www.nc.gov/fair-housing>

<https://schac.sc.gov/housing-discrimination>

<https://ccrd.colorado.gov/housing-discrimination>

<https://housing.az.gov/general-public/fair-housing>

<http://www.housingnm.org/resources/fair-housing>

<https://fchr.myflorida.com/fair-housing>

Fair Housing Summary

- Be consistent
- Be straightforward
- Treat all tenants the same: what we do for one, we must do for all
- Document everything
- Treat everyone with basic courtesy and respect