

## HOUSING HELP

Housing laws give you the right to equal treatment whether you want to buy or rent property.

### What to do:

- Keep a record of names, dates, addresses, phone numbers and other important information that can assist in the investigation of your complaint.
- Don't forget to be as specific as possible about the incident. And get the names and addresses of any witnesses to the incident whenever possible.
- You must file your complaint in writing within one year following the incident.

### Where to go for help:

**South Carolina Human Affairs Commission**  
2611 Forest Drive, Suite 200  
Post Office Box 4490  
Columbia, South Carolina 29240  
(803) 737-7800

### US Department of Housing and Urban Development

Strom Thurmond Federal Building  
1834-45 Assembly Street  
Columbia, South Carolina 29201  
(803) 765-5936

## 10 Signs of Possible Discrimination

1. You inquire about an apartment in person, the manager tells you he just rented it.
2. The owner/manager refuses to tell you why the house/unit is not available.
3. The rent or deposit is higher than advertised.
4. The manager says the unit is rented but the sign is still up.
5. You are told, "You won't like it here, there's no place for your kids to play."
6. The manager says there are occupancy limits such as 3 people in a 2 bedroom unit.
7. You are asked about marital status, race, nature of disability, or citizenship.
8. You are told the building is not made for a wheelchair or you can't make changes to the building.
9. You are not allowed to submit an application.
10. The manager says the unit has been taken off the market temporarily.

# FAIR HOUSING



**...IT'S THE LAW!**



COUNTY OF LEXINGTON  
COMMUNITY DEVELOPMENT DEPARTMENT  
GRANT PROGRAMS DIVISION  
212 South Lake Drive, Suite 401  
Lexington, SC 29072  
Phone: (803) 785-8121  
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Fair Housing and Equal Opportunity

# The Fair Housing Act

Title VIII of the Civil Rights Act of 1968, with the Fair Housing Amendments Act of 1988, is called the Fair Housing Act.

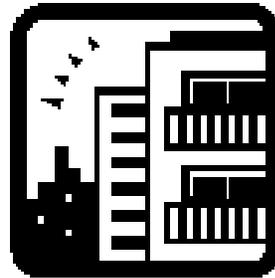
The Fair Housing Act prohibits discrimination in housing because of:

- **Race or color**
- **National origin**
- **Religion**
- **Sex**
- **Familial status** (including children under the age of 18 living with parents of legal custodians; pregnant women and people securing custody of children under 18)
- **Handicap** (disability)

Housing discrimination is against the law. Local, state and federal laws provide all citizens equal housing opportunities. These laws apply to rental as well as “for sale” properties.

## What housing is covered by the fair housing act?

- Single family homes owned by private persons when a real estate broker or discriminatory advertising is used to sell or rent the home
- Single family homes not owned by private persons (such as corporations or partnerships) even if a broker is not used to sell or rent a home
- Multifamily dwellings with 5 or more units, including rooming houses
- Multifamily dwellings with 4 or less units, if the owner does not live in one of the units



## What is not covered by the fair housing act?

- The law does not apply to noncommercial housing run by religious organizations
- Private clubs that limit occupancy solely to members

## It is against the law, because of race, color, national origin, sex, religion, familial status or handicap to:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable or deny that housing is available
- Set different terms conditions, or privileges for the sale or rental of housing
- Advertise that housing is available only to persons of a certain race, color, national origins, religion, sex or without handicap or children
- Blockbusting (For profit, persuade owners to sell or rent by telling them that minority groups are moving into the neighborhood.)
- Deny or make different terms or conditions for mortgage, home loan, insurance, or other 'real estate related transactions'
- Threaten, coerce or intimidate anyone exercising their Fair Housing rights or assisting others in exercising those rights

