Finding a home can be hard. Discrimination shouldn't make it harder.

Fair housing is your right in Pennsylvania. The PA Human Relations Act makes it illegal for anyone to deny you the sale or rent of a home **OR** a home loan, based on your **race, color, age (40 or over), sex, religion, national origin, ancestry, family status (having children who are under 18), pregnancy, disability, relationship to someone with a disability, or because you use, handle or train a service animal for a disability.** It is also illegal to offer you different terms and conditions for home sales, rental or loans based on any of those protected factors, and it is illegal to retaliate against you for filing discrimination complaints or otherwise opposing discrimination.

Signs of Illegal Housing Discrimination

Signs of housing discrimination are rarely as obvious as the "whites only" signs of the past, but they still exist.

You can protect yourself if you know your rights.

- **No children allowed.***
- **Extra fees for teenagers.**
- **Support animals for disabilities denied, or fees charged.**
- **Able-bodied adults only.**
- **English only.**

These are examples of prohibited practices.

Ads, including television, print, online and verbal statements, cannot indicate a preference for or exclude people based on protected factors such as race, religion, disability, etc. Language such as "perfect for empty nesters," "near Catholic school" or "great for singles," suggests that certain people are unwelcome or more desirable than others.

*The law specifically defines housing for older persons. In housing meeting this defintion, it is legal to restrict the age or family status of residents.

Unlawful Practices:

These actions are prohibited if based on protected factors listed above.

- Refusing to sell, lease, finance, or otherwise withholding housing or commercial property.
- Discriminating in :
  1. terms or conditions of sale, lease or financing; or
  2. provision of facilities, services or privileges connected with ownership, occupancy or use of housing or commercial property.

pennsylvania
HUMAN RELATIONS COMMISSION

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(Unlawful practices continued)

- Printing or circulating statements indicating a preference or limitation, or making inquiry or record in connection with the sale, lease or financing of housing or commercial property.
- Attempting to induce the listing, sale or other transaction, or discourage the purchase or lease of housing or commercial property by referring to the composition of the neighborhood related to protected factors such as race, religion, etc.
- Refusing to allow a person with a disability to make and pay for changes to existing premises to enable them to use a facility. A renter who makes changes must agree to restore the interior of the facility back to its original condition, minus reasonable wear and tear.
- Refusing to make reasonable accommodations in rules, policies, practices or services necessary to afford a person with a disability equal opportunity to use and enjoy housing.

Accessible Housing for People with Disabilities

It is unlawful to construct, operate, offer for sale, lease or rent or otherwise make available housing or commercial property that is inaccessible to persons with disabilities. If you or your landlord have questions about building alterations or assistive devices, we can refer you to government and private resources to help make housing accessible.

Filing Housing Discrimination Complaints

If you believe you have experienced housing discrimination, you have a right to file a complaint and we will investigate. ***You must file your complaint within 180 days of the discriminatory act.***

For help filing a complaint, call **toll-free**

PA FAIR HOUSING HOTLINE

855-866-5718

or contact the PHRC regional office serving your county:

Harrisburg • (717)787-9780 • Adams, Bedford, Berks, Blair, Bradford, Cambria, Carbon, Centre, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lackawanna, Lancaster, Lebanon, Lehigh, Luzerne, Lycoming, Mifflin, Monroe, Montour, Northampton, Northumberland, Perry, Pike, Schuylkill, Snyder, Somerset, Sullivan, Susquehanna, Tioga, Union, Wayne, Wyoming & York counties

Philadelphia • (215)560-2496 • Bucks, Chester, Delaware, Montgomery & Philadelphia counties

Pittsburgh • (412)565-5395 • Allegheny, Armstrong, Beaver, Butler, Cameron, Clarion, Clearfield, Crawford, Elk, Erie, Fayette, Forest, Greene, Indiana, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, Warren, Washington & Westmoreland counties

Language translation services and accommodations for persons with disabilities are available on request.

Learn more about your rights and how to file a housing discrimination complaint at:

www.phrc.state.pa.us

• Fair housing is your right in PA. It's the law •