



FACT SHEET: FAIR HOUSING FOR FAMILIES WITH CHILDREN UNDER 18 YEARS OLD

WHAT IS FAIR HOUSING?

Fair housing is the right to choose housing free from unlawful discrimination. Fair housing laws protect people from discrimination in housing based on race, color, religion, sex, national origin, **familial status**, and disability. Depending on where you live in Arizona, additional local protections may apply. Discrimination is illegal in housing transactions such as rentals, sales, lending, and insurance. One type of discrimination prohibited by the law is the refusal to make reasonable modifications or accommodations that allow for a person with a disability the equal opportunity to access, use and fully enjoy a dwelling.

WHAT IS FAMILIAL STATUS?

The Fair Housing Act, with some exceptions, prohibits discrimination in housing against families with children under 18. In addition to prohibiting an outright denial of housing to families with children, the Act also prevents housing providers from imposing any special requirements or conditions on tenants with custody of children.

FAMILIAL STATUS COVERS:

- families with children under the age of 18,
- pregnant persons, and
- any person in the process of securing legal custody of a minor child (including adoptive or foster parents).
- persons with written permission of the parent or legal guardian

EXAMPLES OF FAMILIAL STATUS DISCRIMINATION INCLUDE:

- Refusing to rent to families with children
- Evicting families once a child joins the family through, e.g., birth, adoption, custody
- Requiring families with children to live on specific floors or in specific buildings or areas
- Imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces)
- Advertising that prohibits children

WHERE CAN I FIND MORE INFORMATION?

If you have additional questions about the Fair Housing Act or discriminatory harassment, or if you feel as though you've been a victim of discrimination, please visit our website at swfhc.com or contact our offices at (520) 798-1568 and 1-888-624-4611. TTY: (520) 670-0233.

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