



## FAIR HOUSING

### What you should know about the Fair Housing Law

The Federal Fair Housing Act (Title VIII of the Civil Rights Act of 1968) declared it a national policy to provide for fair housing throughout the United States. This law and subsequent amendments, prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status, and national origin. The Fair Housing Act provides protection against the following discriminatory acts:

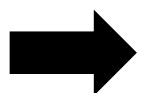
1. Refusing to sell, lease or rent.
2. Discrimination in terms or conditions of buying or renting housing.
3. “Blockbusting” for profit (persuading owners to sell or rent housing by telling them that minority groups are moving into the neighborhood).
4. Denying housing is available for inspection, rent or sale, when it is available.
5. Denying or making terms for home loans by commercial lenders (banks, savings & loans, and insurance companies).
6. Denying to anyone the sale of or the participation in any real estate service such as broker’s organizations, multiple listing services, rental agencies or other facilities related to the selling or renting of housing.
7. “Steering” is influencing the locational choice of purchase of a prospective buyer (showing white homes in all white areas for racial reasons, while shoring Blacks homes in integrated or predominately Black areas for racial reasons, is Steering, even though no racial terms are used.

New Jersey’s Civil Rights Law prohibits housing discrimination on the basis of race, color, religion, sex, disability, familial status, and national origin, as well as ancestry, domestic partnership or civil union status, gender identity or expression, marital status, military service, source of lawful income or rent payment (including Section 8) and Sexual orientation.

Since 1994, CJHRC has served as Somerset County’s Fair Housing Office to monitor housing practices and counsel victims of discrimination. CJHRC’s policies and activities promote the awareness of fair housing requirements. CJHRC plans to launch a fair housing virtual workshop in 2021 and we have also updated our website to include numerous resources relating to the Fair Housing Act ([www.cjhrc.org](http://www.cjhrc.org)). We are working towards including a video on Fair Housing to be contained on our website, as well as be shown at all of our virtual webinars. CJHRC feels educated the public on the importance of the Fair Housing Act is vital.

#### Where to file complaints:

- **Central Jersey Housing Resource Center Corp. (CJHRC)**, Fair Housing Agency for Somerset County  
92 East Main Street, Suite 407, Somerville, NJ 08876  
(908) 446-0036 - [2cjhrc@gmail.com](mailto:2cjhrc@gmail.com) - [www.cjhrc.org](http://www.cjhrc.org)
- **New Jersey Division of Civil Rights**  
383 West State Street, Trenton, NJ 08618 - (609) 292-4606.
- **Office of Fair Housing and Equal Opportunity**  
U.S. Department of Housing and Urban Development  
26 Federal Plaza, Room 3532, New York, NY 10278-0068  
(212) 542-7519 - (800) 496-4294  
[www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/contact\\_ftheo](http://www.hud.gov/program_offices/fair_housing_equal_opp/contact_ftheo)





## KNOW YOUR RIGHTS

- Fair Housing prohibits discrimination with regard to the sale or rental of a property based on race, color, national origin, religion, sex, familial status and disability.
- A **reasonable accommodation** under the Fair Housing Act is a change in rules, policies, or services that enable a person with a disability the equal opportunity to use and enjoy their home and any common spaces. A housing provider is required by law to accommodate a person with a disability, as long as the request doesn't create an undue financial burden. Common accommodations include *installing access ramps, providing a reserved parking spot at the front of a building, or allowing service animals in a unit where pets are not usually welcome.*
- A **reasonable modification** under the Fair Housing Act is a structural modification to a unit or public spaces that is made to allow persons with disabilities the full enjoyment of the housing and related facilities. Modifications require prior approval from the landlord, and must be constructed by a licensed contractor. Common modifications include, but is not limited to, *widening doorways, installing a grab bar in a bathroom, or installing a ramp into a threshold.*
- Under the Fair Housing Act, a landlord cannot ask whether you have kids or are married. A landlord can only ask how many occupants will be living in the rental unit.
- Under the Fair Housing Act, a landlord cannot ask if you are ill or disabled and they cannot ask to see medical records for your illness or disability.

Under the Fair Housing Act, it is unlawful for a landlord to print or publish 5/1/2021

- discriminatory advertisements.
- For New Jersey tenants, the Truth in Renting is an important booklet which gives information on your rights as a renter, responsibilities of the landlord, information about your lease, security deposit, discrimination, safety, health and many other concerns. A copy can be viewed the State of New Jersey website ([https://www.state.nj.us/dca/divisions/codes/publications/pdf\\_lti/t\\_i\\_r.pdf](https://www.state.nj.us/dca/divisions/codes/publications/pdf_lti/t_i_r.pdf))

