

## CELEBRATING OVER 40 YEARS OF FAIR HOUSING PROTECTIONS

In 1965, state legislation was enacted to prohibit discrimination in the rental or purchase of homes and in other housing related activities. The law provides all persons in the protected classes with the right to live wherever they can afford to buy a home or rent an apartment.

The law states that it is unlawful on the basis of race, color, sex, national origin, ancestry, religion, disability or familial status to do any of the following:

- Refuse to rent, sell, finance, or insure housing accommodations.
- Represent to any person that housing accommodations are not available for inspection, sale, rental or lease.
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing accommodations or residential property.
- Discrimination against any person in the purchase, renewal or terms and conditions of fire, extended coverage, or home owner's or renter's insurance.
- Refuse to consider without prejudice the combined income of both spouses.
- Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation.
- Deny any person membership in any multiple listing service, or real estate broker's organization.

## OHIO CIVIL RIGHTS COMMISSION



### COMMISSIONERS

Eddie Harrell, Jr., *Chair*

Leonard Hubert Grace Ramos Tom Roberts Rashmi Yajnik

*Executive Director*, G. Michael Payton

### Central Office— Columbus

Rhodes State Office Tower  
30 East Broad Street, 5th Floor  
Columbus, OH 43215

(614) 466-2785 or 1-888-278-7101/TTY

### Akron

Akron Government Bldg.  
161 High Street, Suite 205  
Akron, OH 44308  
(330) 643-3100  
(330) 643-1488 TTY

### Cleveland

Lausche State Office Building  
615 W. Superior Ave., 8th Fl.  
Cleveland, OH 44113  
(216) 787-7150  
(216) 787-3549 TTY

### Dayton

40 W. 4th Centre  
40 W. Fourth Street, Suite 1900  
Dayton, OH 45402  
(937) 285-6500 /TTY

### Cincinnati

801 Plum Street, Room 158  
Cincinnati City Hall  
Cincinnati, OH 45202  
(513) 352-2465  
(513) 721-0313 FAX

### Columbus

Rhodes State Office Tower  
30 East Broad Street, 4th Fl.  
Columbus, OH 43215  
(614) 466-2785  
(614) 752-2391 TTY

### Toledo

One Government Center  
940 Jackson Street, Suite 940  
Toledo, OH 43604  
(419) 245-2900 /TTY

OHIO  
CO  
GOVE



Fair  
&

Equal C



# Ohio Fair Housing Act

The Ohio Fair Housing Act prohibits discrimination in housing because of:

- Race or Color
- National Origin
- Ancestry
- Religion
- Sex
- Familial Status  
(including children under 18 living with parent or legal guardians, pregnant women and people securing custody of children under 18)
- Disability
- Military Status



## Discrimination in Mortgage Lending

### Mortgage Lending-

No one may take any of the following actions based on race, color, national origin, ancestry, religion, sex, familial status or disability:

- Refuse to make a loan
- Refuse to provide information about a loan
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Set different terms or conditions for purchasing a loan.

# Discrimination in Housing

## Signs of Discriminatory Treatment

1. You inquire about an apartment in person, but the manager tells you he just rented it.
2. The owner 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 that you can't make changes to the unit.
9. You are not allowed to submit an application.
10. The manager says the unit has been taken off the market temporarily.

## Report Discrimination

**If you suspect housing discrimination:**

1. Make immediate detailed notes of your experience including the date, time, name of agent or landlord, and what you saw or were told.
2. Collect and keep copies of advertising, letters or other relevant written correspondence.
3. Contact the nearest regional office of the Ohio Civil Rights Commission. You must do this within one year of the alleged violation.

# Accessibility

## Protections for

If you or someone with a physical or mental disability, or an ability, your la

1. Refuse to allow modifications to your expense, if use the hous
2. Refuse to make able accommod rules, polici or services i for the disab use the hous

## Accessible Uni

Any building c after June 30, an elevator or more units mu the following g order that all p

- Public and persons with
- Doors and h allow whee

## All ground flo accessible item

- routes,
- light switch
- electrical ou
- thermostats,
- reinforced v grab bars,
- kitchens and people in w