

OHIO CIVIL RIGHTS COMMISSION COMMISSIONERS' GUIDANCE MANUAL

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TECHNICAL POLICY T - 30

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T – 30 Rules and Regulations Relating to Children

R.C. 4112.02(H)(4) prohibits any person from discriminating in the terms or conditions of renting housing accommodations because of familial status, and R.C. 4112.02(H)(7) prohibits any person from printing, publishing or making any statement relating to the rental of housing accommodations that indicates any preference, limitation, specification or discrimination based upon familial status. The inclusion of familial status as a protected class under these sections, however, was never meant to limit the ability of landlords or other property managers to develop and implement reasonable rules and regulations relating to the use of facilities associated with dwellings for the health and safety of persons.” 54 Fed. Reg. 3232 (Jan. 23, 1989). Therefore, as a general rule, landlords and property managers are permitted to issue reasonable rules and regulations relating to children, so long as those rules and regulations are motivated by legitimate concerns for the health and safety of all tenants, and not by discriminatory animus against families with children.

Notwithstanding the above, any rule or regulation implemented by a landlord or property manager to circumvent the purposes and goals of R.C. Chapter 4112 is per se unlawful.