
SUGGESTIONS FOR MANAGERS

- ✓ Treat all applicants alike regardless of race, color, religion, national origin or sex.
- ✓ Set reasonable eligibility criteria.
- ✓ Establish the same credit and income requirements for all applicants.
- ✓ Establish the same terms and conditions (deposits, etc.) for all applicants.
- ✓ Show all applicants the same apartment(s).
- ✓ Give all the same occupancy date. Report to all applicants any recent management or policy changes made.

ERIE COUNTY, OHIO
DEPARTMENT OF PLANNING & DEVELOPMENT
2900 Columbus Avenue
Sandusky, Ohio 44870



EQUAL HOUSING
OPPORTUNITY

627-7792

The information above was provided by the
Toledo Fair Housing Center.

FEDERAL FAIR HOUSING LAWS

CIVIL RIGHTS ACT OF 1866

"All citizens of the United States shall have the same right, in every State and Territory, as is enjoyed by white citizens thereof to inherit, purchase, lease, sell, hold, and convey real and personal property."

TITLE VIII—CIVIL RIGHTS ACT OF 1968

Section 804: It shall be unlawful . . .

(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, national origin, or sex.

(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provisions of services or facilities in connection therewith, because of race, color, religion, national origin, or sex.

(c) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, national origin, or sex or an intention to make any such preference, limitation, or discrimination.

(d) To represent to any person because of race, color, religion, national origin, or sex that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

(e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, national origin, or sex.

FAIR HOUSING FOR OWNERS & MANAGERS

DEPARTMENT OF PLANNING & DEVELOPMENT

Erie County, Ohio

627-7792



Nobody should be discriminated against when trying to rent a dwelling. That's only fair. But sometimes it's not easy for landlords to be sure what the law says is discrimination.

The actual federal laws are printed on the back page of this brochure. With the answers to typical landlord questions shown below, you should have no trouble making sure you are acting fairly and legally.

Q How selective may I be of my tenants?

A You can be very selective, as long as you use the same set of criteria for all prospective tenants. What you can't do is to choose renters on the basis of the person's race, sex, national origin, religion, or color.

Q What kinds of criteria may I use?

A You can set minimum income levels to assure the applicant will be able to pay the rent. You can also require that tenants do not act in ways that would disturb other tenants or damage the property. You may check the applicant's previous record on these points.

Q If I don't want too many of one kind of tenant, can't I maintain a quota?

A NO. As long as you have openings, you must accept any person who meets the set criteria.

Q I've had a bad experience with single men and blacks. Do I have to rent to them again?

A YES. Stereotyping can be both unfair and illegal. You must judge each applicant on his/her merit. You cannot exclude a group of people because of some previous experience with some individuals.

Q There are so many Americans looking for housing. Do I have to rent to foreigners?

A YES. if they apply and fulfill your standards.

Q If I don't like the way an applicant looks, can't I just say the place is already rented?

A NO. The U.S. Supreme Court says that you must give truthful information to everyone who inquires about an apartment.

Q Does the law limit my advertising?

A YES. Your advertising should reflect the same fairness that you exhibit in your renting negotiations. It is illegal to advertise in a way that suggests preference for certain types of tenants.