



Can an Apartment Rule Legally Single Out Children?

The Fair Housing Act (FHA) protects tenants based on “familial status,” which refers to the presence of at least one child under 18. In cases where the health and safety of children is at stake, landlords can specifically address children in apartment rules (e.g., in cases of swimming pool rules).

Do You Know How to File a Fair Housing Complaint With HUD?

If you’re an apartment prospect or tenant who believes that your landlord or another housing professional has illegally discriminated against you, you may be able to get relief under the Fair Housing Act (FHA) by filing a complaint with the U.S. Department of Housing and Urban Development (HUD). This popular route saves tenants time and money as well as the need to hire an attorney.

Do You Have the Right to Display Religious Objects in Your Apartment?

For many tenants, making an apartment feel like home means displaying their faith in their decor. But before you place items on a shelf or attach them to your wall, you might wonder if a landlord can restrict which religious objects you choose to display, or even ask you to make your apartment decor appear less religious. Thanks to the Fair Housing Act (FHA), which applies across the United States, tenants can feel free to include what they wish in their decor, and landlords who try to limit religious displays inside tenants’ homes are violating the FHA’s ban on religious discrimination.

Do You Know When the Fair Housing Act Applies to a Rental Property?

Although the Fair Housing Act (FHA), a federal law, has broad geographic reach, the nation’s primary piece of housing discrimination legislation doesn’t apply to all rental properties in every situation. For example, the FHA generally doesn’t apply if landlords own and occupy a building with fewer than five apartments. Also, the FHA doesn’t apply to most situations where a single-family house is sold or rented without a broker.

Can Landlords Ban Pets from Apartments?

We all love our pets, so why shouldn’t our landlord love Fifi? This is an issue that causes confusion for landlords and tenants alike. Banning pets at an apartment building is a landlord’s decision to make and is not in itself, a fair housing violation. Please note that service animals and emotional support animals are not pets. Under the Fair Housing Act there are specific allowances for providing accommodations for these types of animals.