



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In the provision of real estate brokerage services
- In advertising the sale or rental of housing
- In the appraisal of housing
- In the financing of housing
- Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)
www.hud.gov/fairhousing

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**

FAIR HOUSING

YOU ARE PROTECTED UNDER CALIFORNIA LAW!

The California Department of Fair Employment and Housing (DFEH) enforces laws that protect you from illegal discrimination and harassment in housing based on your actual or perceived:

- **Race**
- **Color**
- **Religion** (includes all aspects of religious belief, such as religious dress and grooming practices)
- **Sex** (includes pregnancy, childbirth, breastfeeding and related medical conditions)
- **Gender**
- **Gender identity**
- **Gender expression**
- **Sexual orientation**
- **Marital status**
- **National origin** (includes language use restrictions)
- **Ancestry**
- **Familial status** (households with a child or children under age 18)
- **Source of income**
- **Disability** (mental and physical, including HIV/AIDS and cancer)
- **Genetic information** (includes genetic tests or manifestation of a hereditary disease)
- **Age** (limited scope under the *Unruh Civil Rights Act*)

Common fair housing violations, based on the categories listed above, include the following:

- Refusal to sell, rent, or lease housing accommodations
- Denial of a home loan or homeowner's insurance
- Representation that a housing accommodation is not available for inspection, sale, or rental when that accommodation is in fact available
- Provision of inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation
- Sexual harassment involving unwanted sexual advances or requiring sexual favors for housing rights or privileges
- Cancellation or termination of a sale or rental agreement
- Refusal to permit reasonable accommodations, at the disabled tenant's expense, when necessary to accommodate a disability
- Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal opportunity to use and enjoy a dwelling
- Discriminatory policies, practices, terms, or conditions that result in unequal access to housing or housing-related services

It also is illegal for cities, counties, or local government agencies to make zoning or land-use decisions or policies that unlawfully discriminate against you based on the categories listed above.

WHAT THE DFEH DOES

- **Enforces** the Fair Employment and Housing Act, the Unruh Civil Rights Act, and the Ralph Civil Rights Act
- **Investigates complaints** of discrimination, harassment, retaliation, and hate violence in employment, housing and public accommodations
- **Mediates complaints of discrimination** to resolve disputes between parties involving alleged violations of the laws the DFEH enforces
- **Files and prosecutes lawsuits** against those who violate the laws the DFEH enforces
- **Educates Californians** about the laws prohibiting discrimination, harassment, retaliation and hate violence in employment, housing, and public accommodations

You have the right to complain about housing discrimination! If you believe you have experienced illegal discrimination or harassment in housing, you can explore filing a complaint with DFEH by taking the following steps:

- File a complaint online at www.dfeh.ca.gov or contact us at our toll-free number (800) 884-1684;
- Provide specific facts about the incident;
- Provide copies of documents that support the charges in your complaint;
- Keep records and documents about the complaint, such as rent receipts, applications, and other potential proof of discrimination.

Complaints must be filed within one year of the last act of discrimination/harassment/retaliation or, for victims who are under the age of 18, not later than one year after the victim's eighteenth birthday.

If your complaint is accepted, the DFEH will conduct an impartial investigation. The DFEH is a neutral fact-finding agency and does not represent complaints or respondents. The DFEH's role is to determine if the law has been violated. Whenever possible, the DFEH will assist both parties to resolve the complaint. Examples of resolution could include:

- Making previously denied housing available;
- Compensation for losses and emotional distress;
- Training and policy changes to prevent future discrimination;
- Other actions to eliminate the effects of discrimination.

If the DFEH is unable to resolve the complaint, and there is sufficient evidence to establish a violation of the law, the DFEH may litigate the matter in civil court.

For more information contact (800) 884-1684; TTY (800) 700-2320; videophone for the hearing impaired (916) 226-5285; contact.center@dfeh.ca.gov; or www.dfeh.ca.gov.

In accordance with the California Government Code and ADA requirements, this publication can be made available in Braille, large print, computer disk, or voice recording as a disability-related accommodation for an individual with a disability. To discuss how to receive a copy in an alternative format, please contact the DFEH at the telephone numbers or e-mail address above.