

FAIR HOUSING POSTERS: POSTING IS THE LAW

U. S. Department of Housing and Urban Development



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)

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

Previous editions are obsolete

Form HUD-918.1 (02/2003)

It is a little known fact that according to law, landlords shall post and maintain a fair housing poster.

Who is required to post a fair housing poster?

Fair housing posters should be displayed in any place of business where the business involves the selling or renting of dwellings. Single-family homes do not need to display a fair housing poster if an owner owns fewer than three single-family homes for rent. However, if an owner uses a real estate broker, agent, salesperson or other person in the business of selling or renting dwellings, then that person shall post and maintain a fair housing poster at any place of business where the dwelling is offered for sale or rental.

What is a fair housing poster?

The fair housing poster shall be 11 inches by 14 inches and bear the "Equal Housing Opportunity" legend with the following language:

"It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status (having one or more children), or national origin

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Anyone who feels he or she has been discriminated against should send a complaint to the U.S. Department of Housing and Urban Development or your local office.

Is the small sign with the words Equal Housing Opportunity and the house sign sufficient?

No.

Where do I display the fair housing poster?

A fair housing poster should be posted at any place of business where the dwelling is offered for sale or rental and at the dwelling. The poster should be prominently displayed so as to be readily apparent to all persons seeking housing. If multiple single-family dwellings are being offered for sale or rental, then the fair housing poster can be displayed only in the model unit.

What if I don't display a fair housing poster?

Any person who claims to have been injured by a discriminatory housing practice may file a complaint with HUD, DFEH, the Human Rights/Fair Housing Commission or through a private attorney. A failure to display a fair housing poster shall be deemed prima facie evidence of a discriminatory housing practice.

Where can I pick up a fair housing poster?

You may get a fair housing poster by calling the Human Rights/Fair Housing Commission at (916)444-6903 or HUD at (916)498-5220.