

## ? WHAT DOES THE LAW REQUIRE

Landlords, housing providers, and others involved in real estate **cannot** discriminate against someone who has a physical disability or because the housing provider **believes** the person is physically disabled.

Discrimination can include:

- a **refusal** to rent or sell to a person because he or she is physically disabled; or
- **steering** physically disabled people; or
- having **different terms and conditions** such as charging an extra security deposit;
- refusing to allow a tenant to make **reasonable modifications** to his or her unit;
- refusing to make **reasonable accommodations** so that someone who is physically disabled can use and enjoy an apartment or house.

## ? ARE ALL LANDLORDS COVERED BY THESE LAWS?

Yes. Federal fair housing laws require that most housing providers comply with these guidelines. In Ohio landlords renting owner-occupied two-family houses and owner-occupied rooming houses are NOT exempt from this law.

## ? WHAT IS A REASONABLE ACCOMMODATION?

Housing providers must make reasonable accommodations to a person's disability. Reasonable accommodations are changes in rules, policies or practices so that the disabled person can live or use a housing unit. Some examples of reasonable accommodations include:

- waiving a "no pets" policy for people who need service or companion animals;
- moving parking places so that a physically disabled person can park closer to his or her home;
- giving personal care attendants access to laundry or other facilities that the disabled person cannot get to.

These are just a few examples of reasonable accommodations. There are many others. If you would like to request a change in a rule, policy or practice, call Housing Opportunities Made Equal for advice on how to do this.

## ? WHEN CAN I REQUEST AN ACCOMMODATION?

If a tenant, home buyer, or other homeseeker needs a reasonable accommodation, he or she may request it from the housing provider at any time. He or she may be asked to provide information from a professional who documents the disability and why the accommodation is needed.

A tenant can request as many accommodations as he or she needs. You are not limited to just one accommodation.

## ? DOES EVERY REQUEST FOR AN ACCOMMODATION HAVE TO BE GRANTED?

A landlord or other housing provider can deny a request for an accommodation if the accommodation would create an unreasonable burden on the housing provider. Examples of unreasonable burdens include not getting paid rent or unrepairable damage to a housing unit.

## ? DO OWNERS HAVE TO PUT IN RAMPS OR ELEVATORS?

Physical changes to an apartment or house that makes the unit accessible to someone who is disabled are called *reasonable modifications*. For the most part, landlords and housing providers are **not** required to make physical changes to property to make it accessible. However, owners have to permit **you** to put in a ramp or make other modifications **at your own expense**. However, there are federal laws which may require a landlord who receives Federal funding to make physical changes to an apartment or house. Call Housing Opportunities Made Equal to find out if your landlord is covered by these federal laws.

**IF YOU NEED MORE  
INFORMATION ABOUT  
HOUSING DISCRIMINATION**

**Call (HOME)  
(513) 721-4663**

***immediately!!!!***

## INTRODUCTION

*The purpose of this brochure is to raise awareness among community members, tenants, homeowners, landlords, and other housing providers about the fair housing rights of individuals with physical disabilities.*

Although this brochure only deals with the fair housing rights of individuals with physical disabilities, Housing Opportunities Made Equal also publishes information about the rights of individuals with other disabilities. Please contact our office for further information.

## FAIR HOUSING FOR PEOPLE WITH PHYSICAL DISABILITIES

Federal and state laws **prohibit** discrimination in housing because of a physical disability.

A person is considered disabled if he or she:

- has a physical impairment that
- substantially limits a major life function; *or*
- has a record of having an impairment, even if he or she has recovered; *or*
- is regarded by others as having an impairment, even if you do not have such an impairment.

If someone associated with the tenant or homeowner, such as a family member or a companion, has physical disabilities, the state and federal fair housing laws protect the tenant or homeowner from discrimination.

However, the law does not protect current users of illegal drugs.

HOME is a private, non-profit fair housing center serving all of the greater Cincinnati area. If you believe you have been the victim of housing discrimination we will:

- **take down information about what happened;**
- **investigate and help resolve complaints we receive;**
- **offer advice and counseling about the fair housing laws.**

If you have a physical disability and you think you may have experienced illegal housing discrimination, or if you have questions, contact:



**Housing Opportunities  
Made Equal**

**2400 Reading Road, Ste. 118  
Cincinnati, OH 45202  
(513) 721-4663  
FAX (513) 721-1642**



[www.homecincy.org](http://www.homecincy.org)

**This brochure was made possible by:  
Ohio Developmental Disabilities Council  
(800) 766-7426  
[www.ddc.ohio.gov](http://www.ddc.ohio.gov)**

## Fair Housing for Individuals with Physical Disabilities



**All neighborhoods  
welcoming all people**



**Housing Opportunities Made Equal  
(513) 721-4663**