



# Fair Housing

## Families With Children

### Housing Discrimination Against Families With Children Is Illegal

The same federal Fair Housing Act that makes it illegal to discriminate against someone because of their race or religion also makes it illegal to discriminate in housing because there are children — infants, toddlers, youngsters, pre-teens or teens — who are members of the household.

A landlord, property manager, or home / condo association cannot have a “no children” policy and cannot bar children based on ages or genders. Courts also have determined that overly restrictive rules on children also may be illegal discrimination.



#### About Occupancy Standards

An owner or jurisdiction may establish reasonable occupancy standards. Generally, courts have found a maximum of 2 people per bedroom to be reasonable. That standard must be applied equally whether those two people are children or adults.

#### About Senior Housing

The law allows an exemption in the familial status policy for designated senior or elderly housing. To qualify for the exemption, the landlord or manager must have a published policy stating the property is senior housing and at least 80 percent of units must be occupied by someone who is 55 or older.

**If you suspect housing discrimination, call:**

#### Housing Opportunities Made Equal

2400 Reading Road, Suite 118  
Cincinnati, Ohio 45202

**513-721-4663**

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



#### Examples of Illegal Activity

##### *The landlord cannot say:*

- Children are not welcome.
- This building is for adults only.
- We rent to families with children, but we will need an additional deposit.
- This apartment complex is not suitable for children because it does not have a play area.
- I'm sorry, but a parent cannot share a bedroom with a child.
- I cannot rent you this apartment, but I do have one over near the play area.
- We don't rent to single parents.
- You have too many children for this apartment complex.

HOME is a private, non-profit fair housing agency serving all of the Greater Cincinnati area. If you believe that you may have experienced discrimination, we can help you by:

- Recording the facts about what happened to you
- Investigating and helping to resolve the complaint
- Offering advice and counsel about enforcement options



# Know Your Rental Rights!

## Watch for These Signs

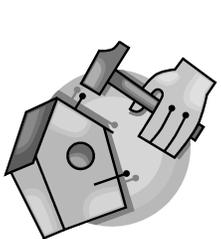


- Landlord wants you to pay in cash.
- Landlord makes verbal promises, but won't put them in writing.



- Some of the pages or papers you are asked to sign are incomplete, or blank.
- Landlord refuses to cooperate in a walk-through of the unit before you move in.

- You are asked to answer questions that seem too personal.
- You are asked to pay an excessive application fee.
- You are asked to pay a non-refundable holding and/or security deposit.
- The rental agreement allows for excessive late fees on top of rental payments.



- The person offering to rent to you is not the true landlord.
- The landlord requires you to make all repairs.
- Apartment repairs are incomplete upon move-in.

For additional assistance, **call HOME:**

# 513-721-4663



Agency Partner

Housing Opportunities Made Equal

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