



## Missouri Commission on Human Rights *Show-Me Fair Housing Awareness Project*



### APRIL IS FAIR HOUSING MONTH

#### **Fair Housing Law**

Fair housing means all people have equal access to the housing of their choice that they can afford. Under state and federal laws, it is illegal to be discriminated against in housing rental, sales, or lending because you have a physical or mental disability, are perceived to have a disability, or live or associate with a person who has a disability.

#### **Your Right to Accessible Housing**

Laws mandating accessible multi-family dwellings apply when:

- the building was built for first occupancy after March 13, 1991; and
- has four or more units; and
- the unit is on the ground floor or in a building with an elevator.

To be accessible, housing must have doorways and hallways wide enough for a wheelchair, accessible routes to common areas, light switches and thermostats in locations reachable from a sitting position, and kitchens and bathrooms large enough so that a person in a wheelchair can navigate the space.

#### **Did you know...**

A tenant cannot be charged a higher deposit because a landlord believes use of a wheelchair will cause damage to walls or carpet.

Landlords are required to make **reasonable accommodations**, such as changes and exceptions to rules, policies, practices, and services, when the accommodation is necessary for a person with a disability to have the same opportunity as a person without a disability to use and enjoy housing. Reasonable accommodations can include reserving a close-up parking space for a tenant with limited mobility and changing a strict "no pets" policy to allow for service animals.

***To learn more about your rights  
or to file a complaint, contact:***

**Missouri Commission on Human Rights**  
877-781-4236 (toll free)  
[www.labor.mo.gov/mohumanrights](http://www.labor.mo.gov/mohumanrights)

**U.S. Department of Housing  
and Urban Development**  
800-743-5323 (toll free)  
[www.hud.gov](http://www.hud.gov)

**Relay Missouri: 711 or 800-735-2966**