

## FAIR HOUSING PROJECT

### COMMUNITY LEGAL SERVICES OF MID-FLORIDA, (CLSMF)

Our mission is to create equal opportunity in housing for all persons through education, investigation, and enforcement. CLSMF provides a full range of fair housing services in Citrus, Flagler, Herando, Lake, Marion, Putnam, Sumter, and Orange Counties.

- Community education presentations which explain the rights and responsibilities of renters and home buyers under fair housing laws;
- Investigations of discriminatory housing practices;
- Assistance with processing fair housing complaints;
- Referrals of discrimination cases to attorneys for legal representation.

This brochure is a publication of CLSMF's FAIR HOUSING PROJECT, which is made possible by a Fair Housing Initiative Program grant from the US Department of Housing and Urban Development. The information in this brochure is for general education only, and is not intended to be used to solve individual problems, nor should it replace the advice of an attorney. The law which supports conclusions contained herein is subject to change.

The mission of CLSMF is to provide access to justice through high quality legal assistance to low-income persons.



**BREVARD\***: 866-469-7444

**CITRUS & SUMTER**

106 N. Osceola Avenue, Inverness, FL 34450

**CITRUS**: (352) 726-6592 | **SUMTER**: 800-984-2918

**FLAGLER**: 800-405-1417

**HERNANDO**: 866-801-5566

**LAKE**: (352) 343-6351

226 West Main Street, Tavares, FL 32778

**MARION**: (352) 629-6257

2300 SE 17th Street, Suite 201, Ocala, FL 34471

**ORANGE\***: (407) 841-7777

122 E. Colonial Drive, Suite 200, Orlando, FL 32801

**OSCEOLA**: (407) 933-1791

800 North Main Street, Kissimmee, FL 34744

**PUTNAM**: (386) 385-0928

216 S. 6th Street, Palatka, FL 32177

**SEMINOLE\***: (407) 322-6673

**VOLUSIA**: (386) 258-5600

128 Orange Avenue, Suite 100,

Daytona Beach, FL 32114

**ADMINISTRATIVE OFFICE**: (386) 523-9181

**Client toll-free**: 800-363-2357

**Florida Relay TTY calls Dial 711**

**Via email**: [info@clsmf.org](mailto:info@clsmf.org)

Apply for help online: [applyforhelp.clsmf.org](http://applyforhelp.clsmf.org)

*\*Certain legal services not provided*

**All CLSMF offices are wheelchair accessible.**

**[www.clsmf.org](http://www.clsmf.org)**

*CLSMF is a HUD-approved Housing Counseling Agency.*



## FAIR HOUSING PROJECT



# Housing Discrimination

## Are You A Victim?



## Fair Housing

Fair Housing refers to laws and regulations that make it illegal to discriminate on the basis of a protected class in many activities which relate to the sale, lease, or rental of housing.

### It Is Illegal To Discriminate In Housing Based On The Following:

- Race
- Color
- National Origin
- Sex
- Religion
- Physical or mental disability
- Familial status (the presence of children under the age of 18 or a pregnant female)

Federal and state laws protect you against housing discrimination and intimidation within the home. These laws apply to activities which include the following:

- Renting
- Buying
- Advertising
- Financing
- Purchasing property
- Insurance
- Building accessible housing

Harassment of a person enforcing fair housing rights is prohibited.

## It May Be Housing Discrimination If...

- you are told the apartment is not available to inspect, but a “for rent” sign is displayed.
- the owner tells you that your children must have separate bedrooms.
- the manager takes your application and promises to call you, but your phone never rings.
- you have a service animal (such as a guide dog) and you are told “No pets allowed.”
- the landlord explains why another place would be better for you.
- the real estate agent steers you away from the neighborhood you requested.
- your condo or homeowners association won’t let you make physical modifications to your unit to meet your disability.
- you are told that all first floor units are rented and children aren’t allowed on the upper floors.
- a lender imposes different terms and conditions on a mortgage loan (such as interest rates or application procedures).
- the landlord refuses to rent to you because you are a victim of domestic violence

## What To Do If You Experience Housing Discrimination

- Keep a written record of all attempted and actual contacts and conversations with the manager, landlord, owner, real estate agent, loan officer, mortgage officer, insurance agent, and others involved.
- Keep all documents, including leases, receipts, applications, letters of denial, and other materials related to the discrimination.

### You may contact:

#### Community Legal Services of Mid-Florida

(352) 629-0105

e-mail: [fairhousing@clsmf.org](mailto:fairhousing@clsmf.org)

#### Florida Commission on Human Relations

800-342-8170

e-mail: [chrinfo@fchr.myflorida.com](mailto:chrinfo@fchr.myflorida.com)

web site: <http://fchr.state.fl.us>

#### HUD Fair Housing Hotline

1-800-669-9777

e-mail: [Fheowebmanager@hud.gov](mailto:Fheowebmanager@hud.gov)

web site: [www.hud.gov/offices/ftheo](http://www.hud.gov/offices/ftheo)