



# Long Island Housing Services, Inc.

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LIFairHousing.org

*Protecting Civil Rights for Long Islanders since 1969*



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## WHAT IS FAIR HOUSING?

It is U.S. Policy and Law to promote equitable housing choice and eliminate segregation.

### [What does the federal FAIR HOUSING ACT Prohibit?](#)

It is **against** the law because of **race, color, national origin, sex, religion, familial status or disability** to:

- Refuse to **rent** or **sell** housing
- Refuse to **negotiate** for housing
- Make housing **unavailable** or **deny** that housing is available
- Set **different** terms, conditions, or privileges for the sale or rental of housing
- Advertise that housing is available only to persons of a **certain** race, color, national origin, religion, sex, or without handicap or children. This includes verbal statements and graphic ads indicating preference or limitation
- Deny anyone **access** to or **membership** in any real estate service such as multiple listing services
- **Blockbust** - an unlawful tactic used in neighborhoods undergoing racial or ethnic change used by real estate agents or speculators approaching existing homeowners to frighten them into selling their home quickly and cheaply, so a greater profit will be realized on the resale
- **Steer** - the attempt to direct racial or ethnic classes to specific areas in an effort to maintain segregated living patterns
- **Redline** - Lenders and insurance companies exclude geographic areas by refusing to make loans or issue insurance policies in certain neighborhoods because of the racial or ethnic composition of the area, regardless of the economic qualifications of the borrower or (prospective) homeowner
- **Deny** or create **different** terms or conditions for a mortgage, home loan, insurance, or other "real estate related transaction"
- **Threaten**, coerce, or intimidate anyone exercising a fair housing right or assisting others in exercising those rights



### [What Housing is covered by the FAIR HOUSING ACT?](#)

- Single family homes owned by private persons when a **real estate broker** and/or **discriminatory advertising** is used to sell or rent the home
- Single family homes **not owned by private persons** (such as **corporations** or **partnerships**) even if a broker is not used to sell or rent the home
- **Multifamily** dwellings with **five or more** units including rooming houses
- **Multifamily** dwellings with four or less units, if the **owner does not live** in one of the units



### [What does New York State HUMAN RIGHTS LAW Prohibit?](#)

New York State's Human Rights Law is also known as NYS Executive Law, Article 15, Section 296. It exempts 2-family owner-occupied housing. However, federal law protection may still apply. NYS Human Rights Law covers **commercial space** and **land, terms, advertisements, real estate activities, and credit**. In addition to the protected classes defined in the Fair Housing Act, the NYS Human Rights Law also prohibits discrimination based on: **Age** (18 and older); **Military status**; **Marital status**; **Sexual orientation**; **Gender Identity or Expression**; **Creed**; **Source of Income** (Including **Public assistance, Section 8, VASH, VA disability compensation, SSI, child support, W2, 1099**); and **Arrest** (Includes Arrest includes favorably resolved arrest, an adjournment in contemplation of dismissal (ACOD), and a sealed conviction record, or a youthful offender adjudication. )

### [What does County HUMAN RIGHTS LAW Prohibit?](#)

In addition to the protective laws described above, Suffolk County also prohibits discrimination based on **Veteran Status**, Status as a **Victim of Domestic Violence**, or **Group Identity**. (Group Identity includes actual or perceived **age, alienage** or **citizenship** status, **gender, sexual orientation**, and **military status**.) Nassau County also prohibits discrimination based **Veteran Status, First Responder status**, and **Ethnicity**.

Contact Long Island Housing Services (631-567-5111 or 516-292-0400) for information related to enhanced enforcement provisions of the counties' local laws *or to consult about disparate impact*. Reporting these violations is urged as a way to document the enforcement need in such cases *and promote change*.

A 501(c)(3), not-for-profit, fair housing agency

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*Our mission is the elimination of unlawful housing discrimination and promotion of decent and affordable housing through advocacy and education.*