



# Fair Housing

“It’s Your Right!”

Brought to you by the  
Alachua County Equal Opportunity Office



# Housing Discrimination is Illegal

The Human Rights Ordinance, Chapter 111 of the Alachua County Code, protects individuals discrimination in housing on the basis of:

- race
- color
- national origin
- religion
- sex
- marital status
- age
- disability
- sexual orientation
- gender identity or expression
- familial status
- veteran or service member status
- lawful source of income
- citizenship status
- being the victim of dating violence  
domestic violence or stalking



**Retaliation: It is unlawful to retaliate, or take adverse action against an individual because they opposed a discriminatory practice, filed a complaint, testified or participated in an investigation on any protected basis under this chapter.**

## Who is a Covered Entity under The Fair Housing Ordinance?

Real Estate Agents, Brokers, Landlords, or anyone engaged in a housing or real estate transaction.

Exclusions include:

1. The following, provided they do not use an agent or unlawful advertising:
  - Single-family houses sold or rented by the owner
  - Housing units occupied by the owner and up to three additional families living independently of each other
2. Religious Societies providing housing to members on a non-commercial basis

## Alachua County Jurisdiction

- Within the geographic boundaries of Alachua County
- The alleged discriminatory act occurred within the past 180 days.

If any municipality in Alachua County has in force or adopts its own human rights ordinance, such municipal ordinance shall prevail over the Human Rights Ordinance of Alachua County to the extent of any conflict between the two ordinances.

# Protect

If you believe you have been a victim of housing discrimination, you have the right to take action. The Alachua County Equal Opportunity Office can assist you.

## Filing a Fair Housing Complaint:

A complaint must be filed with the Alachua County Equal Opportunity Office within 180 days of the date of the alleged discriminatory housing action.

## Investigation:

If the dispute cannot be resolved through mediation/conciliation, the Alachua County Equal Opportunity Office will conduct an impartial investigation.



# Your Rights

## Determination:

The recommendation of the Equal Opportunity Manager will be presented to the Alachua County Human Rights Board who will determine whether or not there is sufficient evidence to support a finding of unlawful discrimination.

## Notification:

Both parties are notified of the determination and options under the law. This could result in an administrative hearing or civil action in a court of law.



# Examples of Housing Discrimination

- A realtor not showing an African-American family housing within a predominantly White neighborhood, saying that they would not feel “at home” there.
- Refusing to rent to a person in a wheelchair because they may require modifications to the unit.
- Refusing to rent a one-bedroom apartment to a same sex couple.
- Advertising limitations on lawful sources of income, such as “No Section 8” .
- Charging a single parent with children a higher security deposit than a married couple with no children.
- Evicting a victim of domestic/dating violence based on the actions of their abuser.
- Refusing to rent to non-U.S. citizens. Legal residents, such as those with visas, may lawfully live in the United States despite not having the same documentation as a U.S. citizen.



- A landlord telling a potential renter who is transgender that an apartment is not available, when in fact it is.
- Circulating flyers warning neighbors that terrorists are taking over the neighborhood after a Muslim family inquires about a house for sale.
- Putting up signs or advertising about renting only to “Young Professionals”.
- Retaliating against a tenant who spoke out against the unlawful harassment of another tenant.
- A housing provider charges you a fee for your assistance animal, or requires you to provide certification stating that the animal has received specific training.
- Refusing to rent to a service member you assume to have PTSD or who may be deployed during the lease term.
- Applying different rules to a tenant after learning they were the victim of stalking.

## CONTACT US

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TTD users: please call 711 FL Relay Service

Visit us on the web at:

[www.alachuacounty.us/eo](http://www.alachuacounty.us/eo)

### **Additional Resources:**

#### **U.S Department of Housing and Urban Development (H.U.D)**

Jacksonville Office

Phone: (904) 232-2627

Toll-Free: 1-800-225-5342

Email: [fl\\_webmanager@hud.gov](mailto:fl_webmanager@hud.gov)

Fax: (904) 232-3759

Web Site: <https://www.hud.gov/>

#### **Florida Commission on Human Relations**

Phone: (850) 488-7082

Toll-Free: 1-800-342-8170

Fax: (850) 487-1007

Web Site: <http://fchr.myflorida.com>

**Document available in alternate format  
upon request**