



Finding the right home is a challenge. Housing discrimination shouldn't stand in your way.

Fair housing is your right in Pennsylvania. The PA Human Relations Act makes it illegal for anyone to deny you the sale or rental of a home **OR** a home loan, based on your **race, color, age (40 or over), sex, religion, national origin, ancestry, familial status (families with children under 18), pregnancy, disability, relationship to someone with a disability, or because you use, handle or train a support animal for a disability.** It is also illegal to offer different terms and conditions for home sales, rental or loans based on those factors. And it is illegal to **retaliate** against you for filing discrimination complaints or opposing discrimination.

Signs of Illegal Housing Discrimination

The obvious "whites only" signs of the 1960s are history, but housing discrimination is not.

You can protect yourself if you know your rights and the signs of discrimination.

- **English only**
- **No children allowed***
- **Extra fees for teenagers**
- **Ads for able-bodied adults only**
- **Fees for disability support animals**
- **Handicapped-accessible parking refused**
- **Your rent goes up after you complain about discrimination**
- **Loan terms that aren't based on your income or credit history**

These are just a few "red flags" to look for when you are renting or buying a home.

*It is only legal to restrict the age or familial status of residents in housing meeting the federal definition of Housing for Older Persons.

Discrimination in Terms, Conditions & Privileges

It is unlawful to discriminate in the terms and conditions of sales, rental or financing, and in how services and privileges of owning, occupying or using a home are provided. Examples include:

- loan terms based on factors like race, age or sex, rather than income or credit history
- your requests for maintenance are denied, or others are given better service based on race, religion, ancestry, etc.
- you are denied access to an area, facility or service — like a pool or rec room — because you have children or a disability

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pennsylvania
HUMAN RELATIONS COMMISSION

Ads & Steering

It is unlawful to indicate preferences based on protected factors such as race, religion, ancestry, etc. Ad phrases, or comments made by realtors, agents, etc. such as “perfect for empty nesters,” “near Catholic school,” and “great for singles” suggest that some people are unwelcome or more desirable than others. Anyone selling or renting a home should not ask you questions related to your race, sex, ethnicity, etc. Sellers, renters or agents cannot make references to the race, age, religion, etc. of neighborhoods in order to encourage or discourage sales.

Accessible Housing for People with Disabilities

It is unlawful to build, operate, sell or lease housing or commercial property that is inaccessible to people with disabilities. Landlords must allow tenants with disabilities to make and pay for changes that enable their use of a facility. (A renter who makes changes must agree to restore the interior to its original condition, minus reasonable wear and tear.)



Landlords and other responsible parties are required to make reasonable accommodations in rules, policies, practices or services necessary to allow a person with a disability equal opportunity to use and enjoy housing. If you or your landlord have questions about building alterations or assistive devices, we can refer you to government and private resources to help make your housing accessible.

Filing Complaints

If you believe you have experienced housing discrimination, you have a right to file a complaint and we will investigate. **[You must file your complaint within 180 days of the discriminatory act.](#)**

For help filing a complaint, call **toll-free**

PA FAIR HOUSING HOTLINE
855-866-5718

or contact the PHRC regional office serving your county:

Harrisburg • (717)787-9780 • Adams, Bedford, Berks, Blair, Bradford, Cambria, Carbon, Centre, Clinton, Columbia, Cumberland, Dauphin, Franklin, Fulton, Huntingdon, Juniata, Lackawanna, Lancaster, Lebanon, Lehigh, Luzerne, Lycoming, Mifflin, Monroe, Montour, Northampton, Northumberland, Perry, Pike, Schuylkill, Snyder, Somerset, Sullivan, Susquehanna, Tioga, Union, Wayne, Wyoming & York counties

Philadelphia • (215)560-2496 • Bucks, Chester, Delaware, Montgomery & Philadelphia counties

Pittsburgh • (412)565-5395 • Allegheny, Armstrong, Beaver, Butler, Cameron, Clarion, Clearfield, Crawford, Elk, Erie, Fayette, Forest, Greene, Indiana, Jefferson, Lawrence, McKean, Mercer, Potter, Venango, Warren, Washington & Westmoreland counties

Language translation services and accommodations for persons with disabilities are available on request.

Learn more about equal opportunity at:

www.phrc.state.pa.us

• **Fair housing is your right in PA. It's the law** •