

CELEBRATING OVER 40 YEARS OF FAIR HOUSING PROTECTIONS

In 1965, state legislation was enacted to prohibit discrimination in the rental or purchase of homes and in other housing related activities. The law provides all persons in the protected classes with the right to live wherever they can afford to buy a home or rent an apartment.

The law states that it is unlawful on the basis of race, color, sex, national origin, ancestry, religion, disability or familial status to do any of the following:

- Refuse to rent, sell, finance, or insure housing accommodations.
- Represent to any person that housing accommodations are not available for inspection, sale, rental or lease.
- Refuse to lend money for the purchase, construction, repair, rehabilitation, or maintenance of housing accommodations or residential property.
- Discrimination against any person in the purchase, renewal or terms and conditions of fire, extended coverage, or home owner's or renter's insurance.
- Refuse to consider without prejudice the combined income of both spouses.
- Print, publish, or circulate any statement or advertisement which would indicate a preference or limitation.
- Deny any person membership in any multiple listing service, or real estate broker's organization.

OHIO CIVIL RIGHTS COMMISSION



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Fair Housing & the Law

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Ohio Fair Housing Act

The Ohio Fair Housing Act prohibits discrimination in housing because of:

- Race or Color
- National Origin
- Ancestry
- Religion
- Sex
- Familial Status (including children under 18 living with parent or legal guardians, pregnant women and people securing custody of children under 18)
- Disability
- Military Status



Discrimination in Mortgage Lending

Mortgage Lending-

No one may take any of the following actions based on race, color, national origin, ancestry, religion, sex, familial status or disability:

- Refuse to make a loan
- Refuse to provide information about a loan
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Set different terms or conditions for purchasing a loan.

Discrimination in Housing

Signs of Discriminatory Treatment

1. You inquire about an apartment in person, but the manager tells you he just rented it.
2. The owner refuses to tell you why the house/unit is not available.
3. The rent or deposit is higher than advertised.
4. The manager says the unit is rented, but the sign is still up.
5. You are told, "You won't like it here, there's no place for your kids to play."
6. The manager says there are occupancy limits such as 3 people in a 2 bedroom unit.
7. You are asked about marital status, race, nature of disability or citizenship.
8. You are told the building is not made for a wheelchair or that you can't make changes to the unit.
9. You are not allowed to submit an application.
10. The manager says the unit has been taken off the market temporarily.

Report Discrimination

If you suspect housing discrimination:

1. Make immediate detailed notes of your experience including the date, time, name of agent or landlord, and what you saw or were told.
2. Collect and keep copies of advertising, letters or other relevant written correspondence.
3. Contact the nearest regional office of the Ohio Civil Rights Commission. You must do this within one year of the alleged violation.

Accessibility in Housing

Protections for Persons with Disabilities:

If you or someone associated with you has a physical or mental disability, a record of such a disability, or are regarded as having such a disability, your landlord may not :

1. Refuse to allow you to make reasonable modifications to your dwelling or common areas, at your expense, if necessary for the disabled person to use the housing, OR
2. Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.

Accessible Units-

Any building constructed after June 30, 1992, with an elevator or four or more units must abide by the following guidelines in order that all persons are provided access:

- Public and common areas must be accessible to persons with disabilities;
- Doors and hallways must be wide enough to allow wheelchair access.

All ground floor units must have the following accessible items:

- routes,
- light switches,
- electrical outlets,
- thermostats,
- reinforced walls in order to install bathroom grab bars,
- kitchens and bathrooms that can be used by people in wheelchairs.

