



What is the Fair Housing Act?

- An act that protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities.

FAQs:

Who is protected under the federal fair housing law?

The fair housing act prohibits discrimination in housing because of the following listed below:

- Race or color
- National Origin
- Religion
- Sex
- Familial status (including children under the age of 18 living with parents or legal custodians; pregnant women and people securing custody of children under 18)
- Disability

Who is exempt from the Fair Housing Act?

- In very limited circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family houses sold or rented by the owner without the use of an agent, and housing operated by religious organizations and private clubs that limit occupancy to members.

• What can be considered discriminatory?

- Refusing to sell or rent to, deal or negotiate with any person.
- Discriminating on terms or conditions for buying or renting housing.
- Discriminating by advertising that housing is available only to persons of a certain race, color, religion, sex, national origin, familial status, handicap (disability), age, and ancestry or with no animals.
- Denying that housing is available for inspection, sale or rent when it really is available.
- Blockbusting—for profit, persuading owners to sell or rent housing by telling them that minority groups are moving into the neighborhood.
- Denying or making different terms or conditions for home loans by financial institutions.
- Denying to anyone the use or participation in any real estate services, multiple listing services or other facilities related to the selling and renting of housing.

How and where can you file a complaint?

If a complaint needs filed, please contact the Fair Housing Officer for the County at the information listed below.

It is important to make sure you include as much information as possible. Information that should be included in the complaint consists of; your name & address, the name & address of the person(s) or organization your complain is against, the address or other identification of the housing or program involved, a short description of the event(s) that cause you to believe your rights were violated, and the date(s) of the alleged violation.

Fair Housing Officers' Information:

Fair Housing Officer for Bradford County and Sayre Borough: **Megan Johnson**

Phone Number: **570-268-4103**

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Bradford County Planning & Grants Administrator

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For more information about the Fair Housing Act, please visit <https://dced.pa.gov/housing-and-development/fair-housing/>