

REASONABLE ACCOMMODATIONS & MODIFICATIONS

It is illegal to discriminate in housing based on federal, and all applicable state and local protected classes.

Federal:

- race
- color
- sex
- national origin
- religion
- familial status
- disability

Maryland:

- gender identity
- marital status
- military status
- sexual orientation
- source of income

Anne Arundel County:

- age
- ancestry
- citizenship
- creed
- marital status
- occupation
- sexual orientation
- source of income
- gender identity or expression

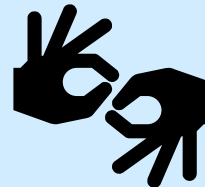
HOW DOES THE FHA DEFINE DISABILITY?

- A physical or mental impairment that substantially limits one or more of such person's major life activities, or
- A record (or history) of having such an impairment, or
- Been regarded (or stereotyped) as having such an impairment.

The FHA requires housing providers to make reasonable accommodations and modifications to ensure that people with disabilities have equal access to housing.

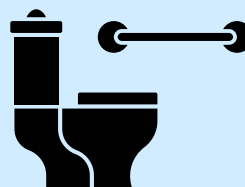
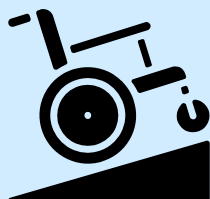
WHAT ARE REASONABLE ACCOMMODATIONS?

Reasonable accommodations are changes to rules, policies, practices, or services that give a person with a disability equal opportunity to benefit from housing. These are typically paid for by the housing provider.



WHAT ARE REASONABLE MODIFICATIONS?

Reasonable modifications are physical changes made to units or common use areas that afford a person with a disability full use and enjoyment of the premises. Tenants and homeowners are typically responsible for associated costs.



WHAT ARE ASSISTANCE ANIMALS?

An animal that assists a person with a disability or provides emotional support to alleviate symptoms of a person's disability.

*Housing providers should **not**:*

- charge fees or deposits
- require proof of training or certification
- impose breed or weight restrictions

Assistance animal owners should:

- ensure the animal is not a threat
- follow general pet rules
- pay for repairs to property damage caused by the animal

BEST PRACTICES

- Requests can be made in writing or orally, and at any time
- Do not inquire about the nature or extent of a disability.
- Review each request on a case-by-case basis.
- Requests should demonstrate the relationship between a person's disability and the request, as well as a description of the accommodation or modification.
- If the individual's disability is observable, disability verification is not required. If the individual's disability is not observable, disability verification can be verified by self, a third party or a medical professional.

ADDITIONAL RESOURCES

- [Reasonable Modifications Under the Fair Housing Act](#)
- [Reasonable Accommodations Under the Fair Housing Act](#)
- [HUD Guidance on Assistance Animals](#)
- [Assessing Requests for Assistance Animals Video](#)
- [Assistance Animal Flow Chart](#)

WHO SHOULD I CONTACT IF I BELIEVE I'VE BEEN DISCRIMINATED AGAINST IN HOUSING?

You can report housing discrimination to the ERC by calling 202-234-3062 or emailing info@equalrightscenter.org. You can also file a complaint directly with HUD on their [website](#) or with the Maryland Commission on Civil Rights on their [website](#).

HOW CAN THE ERC HELP?



Civil rights testing

Trained civil rights testers pose as persons seeking housing to find out if and how discrimination is occurring.



Fair housing complaint

Assisting you with filing a housing discrimination complaint with HUD or the appropriate state/local agency.



Reasonable accommodations & modifications

Assisting people with disabilities with requesting reasonable accommodations or modifications.



Advocacy

Advocating on your behalf (ie. requesting a policy change) with a housing provider to address possible discrimination.