
Am I protected under the law?



Federal, State, and Local laws prohibit discrimination in housing based on a persons: **race, color, sex, religion, national origin, disability (handicap), sexual orientation/gender identity and/or familial status.**

The goal of the Fair Housing Law is to ensure that all persons with similar incomes have the same housing choices available to them regardless of their protected class status. The act of discrimination goes beyond not making housing available to all people. The law also ensures that people are treated **equally** after they have obtained housing.

In the sale or rental of housing, it is **illegal** to:

- ◆ refuse to rent or sell to someone who qualifies because of their protected class status
- ◆ provide different services or facilities based on a protected class status
- ◆ falsely deny housing is available because of a persons protected class status
- ◆ impose different rules on different people because of their protected class status

Furthermore, it is **illegal** for lending institutions to:

- ◆ refuse to accept mortgage loan applications based on a persons protected class status
- ◆ refuse to provide loan information based on a persons protected class status
- ◆ give different people different terms/conditions on a loan based on a persons protected class status
- ◆ discriminate in the appraisal of property based on a persons protected class status

In addition, it is **illegal** for any person involved in any aspect of housing to:

- ◆ threaten, intimidate, or interfere with any persons fair housing rights; or
- ◆ advertise any availability of housing that states a preference or limitation based on a persons **race, color, sex, national origin, religion, disability (handicap), sexual orientation/gender identity, and/or familial status.**

What can HRC do for me?



The Lexington-Fayette Urban County Human Rights Commission has been enforcing the Fair Housing Laws since 1966; predating the passage of Title VIII of the Civil Rights Act of 1968 which made fair housing a national policy.

Our Investigators have substantial experience in fighting housing discrimination. All of our Investigators annually attend training through the Department of Housing and Urban Development as well as other fair housing agencies.

If you feel you have been discriminated against, contact one of our Investigators to discuss filing a housing discrimination charge.

162 East Main Street, Suite 226

Lexington, KY 40507

(859) 252-4931

Fax & TDD: (859) 252-7057

E-Mail: lexhrc@gte.net

Web Site: www.lfuchrc.org

CALL NOW!!
Our Investigators will keep your inquiries confidential!

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What happens when I file a charge of discrimination?

We are a neutral, fact finding agency, which means that we do not advocate for the Charging Party or Respondent when investigating an allegation of discrimination. The following is a synopsis of the steps involved in our investigatory process:

- Speak confidentially with an Investigator.
- File a formal complaint of discrimination.
- Allow 20 days for the Respondent to answer the allegations of discrimination.
- Discuss the Respondent's position with the Charging Party, and allow the Charging Party to present evidence to rebut what the Respondent has said.
- Discuss what the Charging Party wants to settle the charge.
- Request additional information (if needed) from the Respondent based on the Charging Party's rebuttal.

A variety of things may occur at this point, depending on the facts of each individual case:

- Schedule an On-Site visit to the Respondent's site. Interview witnesses, and obtain necessary documentation. OR
- Schedule a Fact Finding Conference in which both parties are brought in to discuss the facts of the case as well as potential conciliation.
- Conduct any final interviews with the Charging Party/ Respondent.
- Investigator makes a recommendation of **No Probable Cause** or **Probable Cause** to the Executive Director.
- The Executive Director issues the Final Letter of Determination.
- **No Probable Cause** cases are dismissed.
- **Probable Cause** cases are either settled, sent to administrative hearing, or Circuit Court (depending on decision made by the Charging Party and Respondent).

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Human Rights Commission
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DO YOU KNOW YOUR FAIR HOUSING RIGHTS?



- Race
- Color
- Gender
- National Origin
- Disability
- Religion
- Familial Status
- Sexual Orientation/
Gender Identity



This brochure contains important information about your fair housing rights.

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