

The Basics of the Fair Housing Act and Protected Classes

Everyone who applies for housing has the right to be treated equally. The Fair Housing Act was enacted by congress with the goal of advising landlords, lenders, buyers, and renters of the housing practices that could be considered discriminatory. According to the U.S. Department of Housing and Urban Development (HUD), examples of discriminatory practices include: imposing different prices for the sale or rental of a dwelling; delaying or failing to preform of maintenance or repairs for certain renters; or limiting privileges, services, or facilities of a dwelling based on a person's gender, nationality, or racial

The Fair Housing Act

The Fair Housing Act is a law created to help limit discriminatory practices related to landlords, tenants, and housing. The act was created on the principle that every American should have an equal opportunity to seek a place to live, without being afraid of discrimination due to factors outside their control.

Fair Housing Law Creation

Attempts at fair housing in America have been around since the mid-1800s, but it was not until the Civil Rights movement of the 1960s that any real change took place. The Rumford Fair Housing

Act of 1963 and the Civil Rights Act of 1964 were two of the first attempts to address discrimination. The real groundbreaking legislation, however, was the Fair Housing Act of 1968 which was established one week after the assassination of Martin Luther King Jr.

The seven classes protected under the Federal Fair Housing Act are:

1. Color
2. Disability
3. [Familial status](#) (i.e., having children under 18 in a household, including pregnant women)
4. National origin
5. Race
6. Religion
7. Sex

Exemption From the Fair Housing Act

In certain cases, the following groups may be exempt from following the Act:

- Single-family homes that are rented or sold without using a broker
- [Owner-occupied](#) homes with no more than four units
- Members-only private clubs or organizations

