

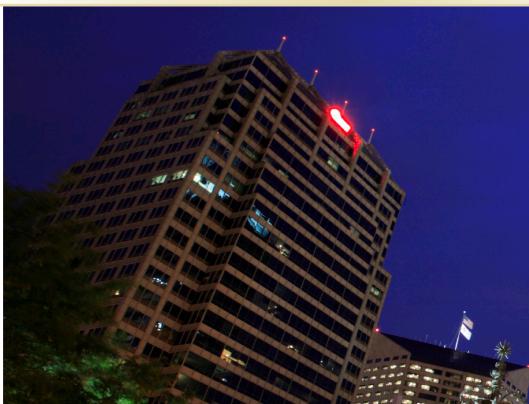
What is Fair Housing?

The Indiana Fair Housing Act (IFHA) makes it illegal to discriminate in the provision of housing and housing-related transactions based on a person's protected characteristics.

Discrimination Prohibited

A person may not be treated less-favorably in any housing-related transaction, including:

- Rental or purchase of single and multi-family dwellings
- Purchase of vacant land intended for housing
- Provision of loans for purchase or improvement of housing
- Advertisement and marketing of housing
- Provision of homeowners or renters insurance
- Appraisal of property
- Membership in real estate associations or brokerage services



Contact Us

Indiana Civil Rights Commission
100 North Senate Avenue, Room N103
Indianapolis, Indiana 46204

Office: (317) 232-2600
Toll Free: (800) 628-2909
Hearing Impaired: (800) 743-3333
Fax: (317) 232-6580
E-mail: icrc@crc.in.gov
Website: www.in.gov/icrc

If You Believe Your Rights Have Been Violated...



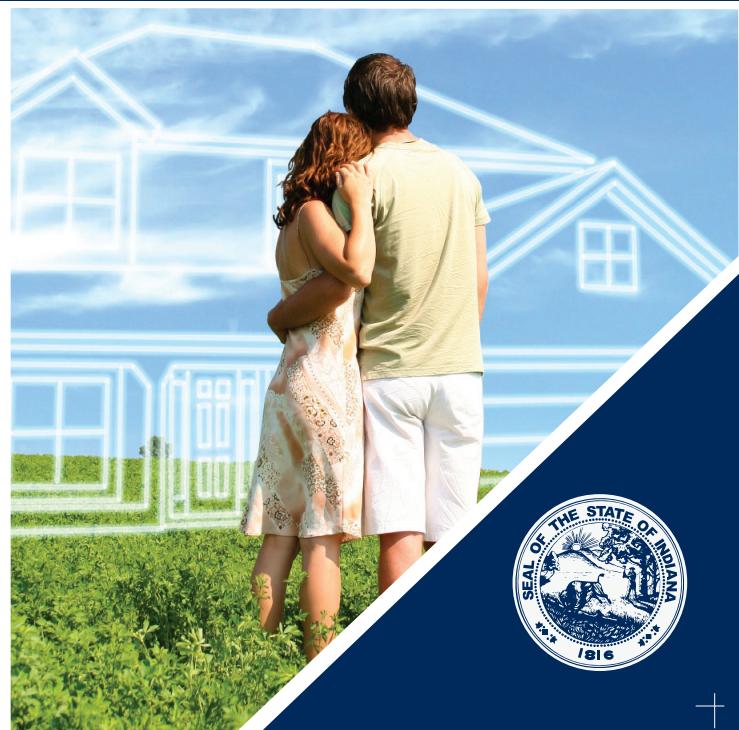
The Indiana Civil Rights Commission is ready to help you with any claim involving discrimination.

Protected Characteristics:

- Race
- Color
- National Origin
- Ancestry
- Religion
- Sex
- **Familial Status** (having children under 18)
- Disability



Fair Housing



Accessibility for People with Disabilities

The IFHA requires housing providers to make reasonable accommodations in policies and procedures necessary and related to a person's disability.

- Allow service or support animals
- Assign parking
- Allow transfer to accessible unit
- Allow early lease termination, if necessary



The IFHA requires housing providers to allow modifications to the property if necessary and related to a person's disability.

- Can require approval of plans
- Can require tenant to return property to original condition
- Usually at tenant's own expense
- Examples: ramps, grab bars, remove carpet, lower counter-tops, etc.



The IFHA requires all units in apartments or condos built after March 1991 to include the following features:

- Accessible routes between units and common areas, into units and within units (gradual slopes, curb cuts, doorway width, threshold height, etc.)
- Reachable light switches, electrical outlets and temperature controls
- Reinforced bathroom walls for grab bars
- Sufficient "clear floor space" in kitchens and bathrooms

Other Prohibitions

Marketing less-favorable home loans to populations based on race/ethnicity ("predatory lending")

Neutral policies that have a disproportionately negative effect on person's of a particular race, religion, national origin, disability, etc. (eg. unreasonable occupancy limits, no-rent policies, proof of employment policies, etc.)

Intimidating or interfering with a person's right to rent, purchase or sell a dwelling because of race, religion, disability, etc.

Encouraging the sale of homes at below market rate due to the changing racial or ethnic makeup of a neighborhood ("blockbusting")

Imposing less-favorable terms on loans or insurance due to a person's location ("red lining")

"Steering" home buyers/renters to particular neighborhoods based on racial/ethnic make up