

FAIR HOUSING IS THE LAW

The Indiana Fair Housing Act (22-9.5 et. seq.) and Indiana Civil Rights Law (IC 22-9) makes it illegal to discriminate in housing related transactions based on:

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

Unlawful discrimination includes any act, policy, practice, or other procedure that unfairly affects someone because of their protected class.

Examples of housing discrimination include (but are not limited to):

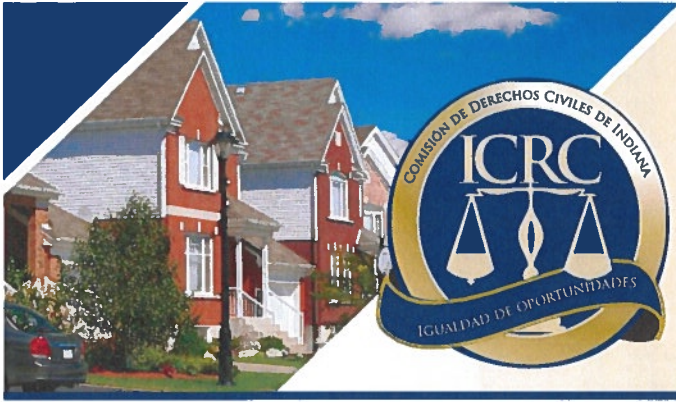
- Denial or delay of changes to policy or practice or changes to the physical premises for persons with a disability
- Harassment, including sexual harassment
- Denial, delay, or unreasonable conditioning of the rental or purchase of real estate, including but not limited to housing
- Denial, delay, or unreasonable conditioning of loans for purchase or improvement of housing
- Preferential and discriminatory advertisement and marketing of housing
- Retaliation for filing a complaint or asserting your rights



Visit: IN.gov/ICRC
Dial: (800) 628-2909
@INCivilRights



Updated June 2018



La igualdad de oportunidades de vivienda es Ley

La Ley de Igualdad de Oportunidades de Vivienda de Indiana (IFHA) dispone que es ilegal discriminar en materia de provisión de vivienda y ejecución de operaciones relacionadas en razón de:

Raza | Color | Sexo | Discapacidad | Religión | Nacionalidad
Situación familiar (tener hijos menores de 18 años)

Esto incluye:

Alquiler o compra de viviendas.

Compra de terrenos baldíos destinados a vivienda.

Concesión de préstamos para la compra o mejora de viviendas.

Publicidad y comercialización de viviendas.

Provisión de seguro para propietarios o inquilinos.

Tasación de propiedades.

Pertenencia a asociaciones de bienes raíces o servicios de corretaje.

Negación de cumplir con condiciones o modificaciones edilicias razonables para personas con discapacidad.



Contáctenos:

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

Oficina: (317)232-2600 | Llamada sin cargo: (800) 628-2909
Personas con problemas auditivos: (800) 743-3333
Fax: (317) 232-6580 | Correo electrónico: icrc@crc.in.gov
Sitio: www.in.gov/icrc

What is Fair Housing?

Contact Us

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

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

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

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



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

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

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.