

Help.....

This Brochure is not intended to be used as legal advice. If you are in doubt regarding your legal rights, it is recommended that you seek legal assistance.

FAIR HOUSING IS MORE THAN JUST AN IDEA. IT'S THE LAW!

It is illegal to discriminate against any person because of **race, color, religion, sex, national origin, disability or familial status.**

In addition, in the State of Ohio it is also illegal to discriminate based on **ancestry or military status.**



You have the right to live wherever you want to live.

Ohio Regional Development Corporation

200 Main Street- Annex Building
Coshocton, Ohio 43812
740-622-0589
1-800-581-3247



Fair Housing Contact Telephone Numbers:

Fair Housing office: 740-622-0589

Toll Free number: 1-800-581-3247

Fax number: 740-622-8577

www.ordevelopment.com

Ohio State Legal Services
Association: 1-800-998-9454

Ohio Civil Rights Commission:
1-888-278-7101

COHHIO's Tenant Information
Line: 1-888-485-7999

Fair Housing

Fair Housing Administration Program

The local Fair Housing
Contact for Ashland
County is located at:

**Nikki Hiller,
Ashland County
Commissioners
Deputy Clerk**

**110 Cottage Street
Ashland, Ohio 44805**

419-282-4263



Ohio Regional Development
Corporation
Fair Housing Administration

1-740-622-0589 or 1-800-581-3247

**You have the right to live
where you want to live.**

The Fair Housing Amendments Act **specifically prohibits** discrimination in any area of housing because of race, color, national origin, religion, sex, disability or familial status.

Simply stated, it is unlawful to:

1. Refuse to sell, rent, finance or insure housing or property.
2. Tell any person that housing is not available for inspection, sale, rent or lease.
3. Refuse to lend money for the purchase, construction, rehabilitation, repair or maintenance of housing or property.
4. Discriminate against any person in the terms and conditions of fire, extended coverage or homeowner's insurance.
5. Refuse to consider the income of both the husband and/or wife in the purchase or financing of housing or property
6. Print, publish or circulate any statement or advertisement which would indicate a preference or establish limitations.
7. Deny any person membership in any multiple listing or real estate service.

Know your rights.

Fair housing is an absolute right throughout this country. The federal laws, along with local and state laws, were enacted to provide a method of enforcement of this right.

The **Federal Fair Housing Act** prohibits discriminatory housing practices. There are a few limited exceptions.

The **Ohio Fair Housing Law (Section 4112.02(H) of the Ohio Revised Code)** gives all persons in the protected classes the right to live wherever they can afford to buy a home or rent an apartment.

Access to residential housing depends on available financing, insurance and related services. If a person is denied the opportunity to obtain financing, then it will matter little whether a seller will sell to the home seeker. Similarly, the related services: homeowners insurance, fair appraisals, fair secondary markets, mortgage insurance and brokerage services must be available without regard to any prohibited characteristics such as race, color and religion.

What to do if you suspect housing discrimination:

Make immediate detailed notes of your experience:

1. Date of the alleged violation.
2. Name and address of the person your complaint is against (the respondent).
3. Address or other identification of the housing involved.
4. Short description of the alleged violation (the event that caused you to believe your rights were violated).
5. Call or visit your local fair housing office.
6. Call the Ohio Civil Rights Commission at **1-888-278-7101**.
7. Call the HUD Fair Housing Complaints "Hot line" at **1-800-424-8590**.

Tenant/Landlord Issues are NOT covered by Fair Housing.

The Ohio Tenant-Landlord Bill, effective November 4, 1974, (Ohio Revised Code 5321), applies to most landlord-tenant relations and governs most rental agreements whether written or oral.

None of the rights, remedies or obligations which the tenant or the landlord have under this law may be taken away by any written or oral agreement.

Ohio Revised Code 5321 covers many areas of tenant/landlord relationships. Some of those areas include:

1. Landlord's responsibilities
2. Tenant's responsibilities.
3. Obtaining repairs
4. Withholding your rent.
5. Lockouts and Utility shutoffs
6. Leases/rental agreements
7. Terminating a lease/rental agreement
8. Eviction process
9. Security deposits
10. Rent increases and late charges
11. Drug activity and rental housing

For additional information, call your local Fair Housing office. You may also wish to seek legal assistance.

An aggrieved person may file a complaint of a housing discrimination act with the:

Fair Housing Administration at:

**1-740-622-0589 or
1-800-581-3247 (FAIR)**

OR

The Ohio Civil Right Commission at:

1-888-278-7101

OR

The U.S. Department of Housing and Urban Development (HUD) at:

**1-800-669-9777 (toll free voice number)
1-800-927-9275 (toll free TDD number)**