



# Fair Housing Laws

FOR ALL 50 STATES



# INTRODUCTION

Being a landlord can be tough. Not only do you have to deal with the occasional crazy tenant or the looming possibility of a sudden flood in one of your properties, you also need to comply with all the landlord-tenant laws.

In 1968, the US government passed the Fair Housing Act to protect renters from landlord discrimination. Since then, many state governments have added extra laws to protect their residents. As a landlord, you need to learn the laws for your state so you can protect yourself from fair housing lawsuits.

In this guide, you'll get a breakdown of fair housing laws for each state, learn what you can screen for, and find common examples of housing discrimination you'll want to avoid.

**Disclaimer:** This information is to be used as a guide and not in place of an attorney or other legal counsel. This document was created with the most updated information we could find, but since laws are always changing check with your local government office or website for the most updated version of your state's discrimination laws.

If you're looking for ways to simplify and manage your properties better, learn more about our suite of solutions for landlords at [rentler.com](https://rentler.com).

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# ALABAMA

The Alabama Fair Housing Law is equivalent to the Federal Law.

## What is the law in Alabama?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Alabama Fair Housing Law](#) mirrors federal law.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

In your rental listing you may not state that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability status, or other characteristics that fall under fair housing guidelines could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is protected under fair housing laws.

### Discriminatory terms and conditions

You can't charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, violated fair housing laws.



# ALASKA

**Under Alaska law, you cannot discriminate based on marital status. It is illegal to even ask a potential renter about marital status.**

## What is the law in Alaska?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status. Alaska follows these federal guidelines.

Under [Alaska law](#), you also cannot discriminate based on marital status or change in marital status. It is illegal to even ask a potential renter about marital status. In the city of Anchorage, you cannot discriminate based on age.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Your rental listing may not include potentially discriminatory statements, i.e. it would be perfect for a couple without children.

### Application questions

Asking for an applicant's race, religion, disability status, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, etc. is protected under fair housing laws.

### Discriminatory terms and conditions

You can't charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, violates federal fair housing laws.



Arizona state laws are equivalent to Federal housing laws.

## What is the law in Arizona?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Arizona state laws](#) are equivalent to federal housing laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

You can't state in the listing for your rental that it is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is in violation of fair housing laws.

### Discriminatory terms and conditions

You can't charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, could be cause for a discrimination lawsuit.



**The Arkansas Fair Housing Act is equivalent to the Federal Fair Housing Act.**

## What is the law in Arkansas?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Arkansas Fair Housing Act](#) is the same as the Federal Fair Housing Act.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

You can't state in a rental listing that your rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

It is illegal to tell someone that the rental is not available due to race, religion, disability, or other protected class when it's still open.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class is illegal under fair housing laws.

### Reasonable accommodations

You can't legally refuse to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



California law protects individuals from housing discrimination based on sexual orientation, gender identity, genetic information, marital status, and source of income.

## What is the law in California?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[California law](#) also protects individuals from housing discrimination based on sexual orientation, gender identity, genetic information, marital status, and source of income.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

It is illegal to state in your listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is a violation of fair housing laws.

### Discriminatory terms and conditions

You can't charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, is illegal under federal fair housing laws.

# COLORADO

In addition to federal guidelines, Colorado housing laws protect individuals from discrimination based on creed, sexual orientation, ancestry, and marital status.

## What is the law in Colorado?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Colorado housing laws](#) also protect individuals from discrimination based on creed, sexual orientation (including transgender status), ancestry, and marital status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

It is a violation of federal fair housing laws to state in an advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is a violation of discrimination laws.

### Discriminatory terms and conditions

You may not charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, is grounds for a lawsuit under federal fair housing laws.



**It is against the law in Connecticut to discriminate based on ancestry, marital status, age, sexual orientation, gender identity, and legal source of income (in addition to other federal guidelines).**

## What is the law in Connecticut?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

It is also against the [law in Connecticut](#) to discriminate based on ancestry, marital status, age, sexual orientation, gender identity, and legal source of income.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

A listing can't state that your rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

It is illegal to intentionally tell someone that the rental is not available due to race, religion, disability, or other protected class while it is still open.

### Discriminatory terms and conditions

It is illegal to charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

You can't refuse to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.

# DELAWARE



The Delaware Fair Housing Act prohibits housing discrimination based on creed, marital status, source of income, age, and sexual orientation, in addition to other federal guidelines.

## What is the law in Delaware?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Delaware Fair Housing Act](#) also prohibits housing discrimination based on creed, marital status, source of income, age, and sexual orientation.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

A listing can't state that your rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

It is illegal to intentionally tell someone that the rental is not available due to race, religion, disability, or other protected class while it is still open.

### Discriminatory terms and conditions

It is illegal to charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

You can't refuse to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Florida housing laws are the same as to Federal laws.**

## What is the law in Florida?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Florida housing laws](#) follow federal laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

It is a violation of federal fair housing laws to state in an advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is a violation of discrimination laws.

### Discriminatory terms and conditions

You may not charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, is grounds for a lawsuit under federal fair housing laws.



According to Georgia law, you may not discriminate based on age.

## What is the law in Georgia?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

According to [Georgia law](#), you also may not discriminate in housing based on age.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



# HAWAII

**Hawaii Revised Statutes also protect individuals from housing discrimination based on ancestry, marital status, age, HIV infection, sexual orientation, and gender identity.**

## What is the law in Hawaii?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Hawaii Revised Statutes](#) also protect individuals from housing discrimination based on ancestry, marital status, age, HIV infection, sexual orientation, and gender identity.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



Idaho housing  
discrimination laws  
mirror federal laws.

## What is the law in Idaho?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

Idaho housing [discrimination laws](#) mirror the federal laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



The Illinois Human Rights Act protects individuals from housing discrimination based on ancestry, age, marital status, military status, sexual orientation, and order of protection status.

## What is the law in Illinois?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Illinois Human Rights Act](#) also protects individuals from housing discrimination based on ancestry, age, marital status, military status, sexual orientation, and order of protection status.

In the city of Chicago, you may not discriminate based on source of income ([Chicago Fair Housing Ordinance](#)).

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Listings may not include potentially discriminatory statements, i.e. the rental is perfect for married couples with no children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics could be cause for discrimination lawsuits.

### False denial of availability

It's illegal to tell someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

You may not higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, is illegal.



**In Indianapolis and Marion County you may not discriminate based on age, sexual orientation, and military veteran status.**

## What is the law in Indiana?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Indiana State law](#) also prohibits discrimination based on ancestry.

In Indianapolis and Marion County you also may not discriminate based on age, sexual orientation, and military veteran status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



**Iowa Code states that it is unlawful to discriminate in housing based on creed and sexual orientation, in addition to other federal guidelines.**

## What is the law in Iowa?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

Chapter 216 of [Iowa Code](#) states that it is also unlawful to discriminate housing based on creed and sexual orientation.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



# KANSAS

In addition to federal housing laws, the Kansas Human Rights Commission prohibits housing discrimination based on ancestry.

## What is the law in Kansas?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Kansas Human Rights Commission](#) also prohibits housing discrimination based on ancestry.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



# KENTUCKY

The Kentucky Civil Rights Act is equivalent to Federal housing laws, some cities also prohibit discrimination based on sexual orientation.

## What is the law in Kentucky?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Kentucky Civil Rights Act](#) mirrors federal housing laws.

The cities of Covington, Danville, Frankfort, Lexington, Louisville, Morehead, and Vicco also prohibit discrimination based on sexual orientation.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



**Louisiana housing laws follow federal guidelines for discrimination.**

## What is the law in Louisiana?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Louisiana housing laws](#) are equivalent to federal laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# MAINE

**Maine Revised Statutes makes it illegal to discriminate based on sexual orientation and ancestry, in addition to other federal fair housing guidelines.**

## What is the law in Maine?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Maine Revised Statutes](#) also make it illegal to discriminate based on sexual orientation and ancestry.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements is illegal.

### Application questions

It is prohibited to ask for an applicant's race, religion, disability, or other characteristics that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class is grounds for a lawsuit.

### Discriminatory terms and conditions

You can't charge higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking, is considered discrimination.



The Code of Maryland prohibits housing discrimination based on gender status, sexual orientation, and marital status.

## What is the law in Maryland?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Code of Maryland](#) also prohibits housing discrimination based on gender status, sexual orientation, and marital status.

Age is another protected class in the city of Baltimore.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Massachusetts law prohibits discrimination based on age, ancestry, genetic information, marital status, children, public assistance, sexual orientation, gender identity, and military status.**

## What is the law in Massachusetts?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status. This applies to all 50 states.

[Massachusetts law](#) also prohibits housing discrimination based on age, ancestry, genetic information, marital status, children, public assistance, sexual orientation, gender identity, and military status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Using discriminatory statements in a listing, i.e. that it would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could lead to discrimination is illegal.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, or other protected class under Massachusetts law.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for disabilities.



**In addition to federal guidelines, Michigan law prohibits housing discrimination based on age and marital status.**

## What is the law in Michigan?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Michigan law](#) also prohibits housing discrimination based on age and marital status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



# MINNESOTA

**Minnesota statutes also consider sexual orientation, creed, marital status, and status with regard to public assistance to be protected classes.**

## What is the law in Minnesota?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Minnesota statutes](#) also consider sexual orientation, creed, marital status, and status with regard to public assistance to be protected classes.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Mississippi housing laws are equivalent to federal laws.**

## What is the law in Mississippi?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Mississippi housing laws](#) follow federal guidelines.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in listings that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Missouri Revised Statutes include ancestry as a protected class.**

## What is the law in Missouri?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Missouri Revised Statutes](#) include ancestry as a protected class.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used to discriminate.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



Montana code prohibits housing discrimination based on age, marital status, and creed, in addition to other federal guidelines.

## What is the law in Montana?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status. This applies to all 50 states.

[Montana code](#) also prohibits housing discrimination based on age, marital status, and creed.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in advertisements that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# NEBRASKA

The Nebraska Fair Housing Act is equivalent to Federal law.

## What is the law in Nebraska?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Nebraska Fair Housing Act](#) mirrors federal law.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could lead to discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Nevada law prohibits housing discrimination based on sexual orientation and gender identity or expression.**

## What is the law in Nevada?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Nevada law](#) also prohibits housing discrimination based on sexual orientation and gender identity or expression.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in listings that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used to discriminate.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# NEW HAMPSHIRE

**New Hampshire law includes sexual orientation, age, and marital status as protected classes.**

## What is the law in New Hampshire?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[New Hampshire law](#) also includes sexual orientation, age, and marital status as protected classes.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in advertisements that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**New Jersey Law prohibits housing discrimination based on creed, marital status, civil union status, gender identity, sexual orientation, ancestry, domestic partner status, and source of income.**

## What is the law in New Jersey?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[The New Jersey Law Against Discrimination](#) also prohibits housing discrimination based on creed, marital status, civil union status, gender identity or expression, affectional or sexual orientation, ancestry, domestic partner status, and source of lawful income.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



The New Mexico Human Rights Act also prohibits discrimination based on ancestry, sexual orientation, gender identity, and spousal affiliation.

## What is the law in New Mexico?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status. This applies to all 50 states.

[The New Mexico Human Rights Act](#) also prohibits discrimination based on ancestry, sexual orientation, gender identity, and spousal affiliation.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.

# NEW YORK

The New York State Human Rights Law also prohibits discrimination based on creed, age, sexual orientation, marital status, and military status.

## What is the law in New York?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[The New York State Human Rights Law](#) also prohibits discrimination based on creed, age, sexual orientation, marital status and military status.

[The New York City Human Rights Law](#) extends protection based on citizenship status, partnership status, gender identity, lawful occupation, victim status, and source of income.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Using discriminatory statements in a listing, i.e. that it would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability.



The North Carolina State Fair Housing Act follows federal guidelines.

## What is the law in North Carolina?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The North Carolina [State Fair Housing Act](#) mirrors federal law.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in your listings that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could possibly be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.

# NORTH DAKOTA

The North Dakota Housing Discrimination Act prohibits discrimination based on marital status and public assistance status.

## What is the law in North Dakota?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[The North Dakota Housing Discrimination Act](#) also prohibits discrimination based on marital status and public assistance status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



Ohio law includes ancestry and military status as protected classes.

## What is the law in Ohio?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Ohio law](#) includes ancestry and military status as protected classes as well.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in any listings that the rental is only available for a certain race, that military status is preferred, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could then be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.

# OKLAHOMA

The Oklahoma Fair Housing Law prohibits discrimination based on age, in addition to other federal fair housing guidelines.

## What is the law in Oklahoma?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[The Oklahoma Fair Housing Law](#) also prohibits discrimination based on age.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a young couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class when it is open.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# OREGON

Oregon law prohibits discrimination based on marital status, sexual orientation, source of income, and victim status.

## What is the law in Oregon?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Oregon law](#) also prohibits discrimination based on marital status, sexual orientation, source of income, and victim status.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# PENNSYLVANIA

Several cities in Pennsylvania prohibit discrimination based on sexual orientation, source of income, marital status, and gender identity.

## What is the law in Pennsylvania?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[The Pennsylvania Human Relations Act](#) also protects against discrimination based on age. Several cities in Pennsylvania also prohibit discrimination based on sexual orientation, source of income, marital status, and gender identity. Check your local fair housing site for more information.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Using potentially discriminatory statements in a listing, i.e. that it would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used to discriminate.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



**Rhode Island law includes marital status, sexual orientation, age, gender identity, and victims of domestic abuse as protected classes.**

## What is the law in Rhode Island?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Rhode Island law](#) also includes marital status, sexual orientation, age, gender identity, and victims of domestic abuse as protected classes.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability such as allowing assistance animals or accessible parking.



Fair housing laws in South Carolina follow federal law guidelines.

## What is the law in South Carolina?

In all 50 states, the Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Fair housing laws](#) in South Carolina mirror federal laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# SOUTH DAKOTA

South Dakota fair housing laws follow federal guidelines.

## What is the law in South Dakota?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

South Dakota [fair housing laws](#) are the same as federal laws.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in any listings that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used to discriminate.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# TENNESSEE

The Tennessee Human Rights Act extends protection from federal housing discrimination to individuals based on creed.

## What is the law in Tennessee?

In all 50 states, the Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Tennessee Human Rights Act](#) extends protection from housing discrimination to individuals based on creed.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



The Texas Fair Housing Act mirrors federal fair housing laws.

## What is the law in Texas?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Texas Fair Housing Act](#) mirrors federal law. However, several cities have additional protected classes. To find more info about your city, contact the local fair housing office.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Using potentially discriminatory statements in a listing, i.e. that it would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used to discriminate.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



The Utah Fair Housing Act protects individuals from discrimination based on source of income, sexual orientation, and gender identity.

## What is the law in Utah?

In all 50 states, the Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Utah Fair Housing Act](#) also protects individuals from discrimination based on source of income, sexual orientation, and gender identity.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the advertisement that the rental is only available for a certain people, i.e. that it would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



Vermont law also covers age, sexual orientation, marital status, public assistance, and gender identity.

## What is the law in Vermont?

In all 50 states, the Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Vermont law](#) also covers age, sexual orientation, marital status, public assistance, and gender identity.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



The Virginia Fair Housing Law includes elderliness as a protected class.

## What is the law in Virginia?

In all 50 states, the Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [Virginia Fair Housing Law](#) includes elderliness as a protected class.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the listing the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



# WASHINGTON

Washington fair housing laws include sexual orientation, marital status, gender identity, age, source of income, and military status as additional protected classes.

## What is the law in Washington?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

Washington [fair housing laws](#) include sexual orientation, marital status, gender identity, age, source of income, and military status as additional protected classes.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Using potentially discriminatory statements in a listing, i.e. that the rental would be perfect for a married couple without children.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristic that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability.



The West Virginia Fair Housing Act includes ancestry and blindness as protected classes.

## What is the law in West Virginia?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

The [West Virginia Fair Housing Act](#) includes ancestry and blindness as protected classes.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.



Wisconsin state law also prohibits discrimination based on ancestry, age, marital status, sexual orientation, source of income, and status as a victim.

## What is the law in Wisconsin?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status.

[Wisconsin state law](#) also prohibits discrimination based on ancestry, age, marital status, sexual orientation, source of income, and status as a victim.

Several other cities in Wisconsin have additional protected classes, so be sure to check your local fair housing office.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in a listing that the rental is only available for a certain race, that it would be perfect for a married couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be used for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.

# WYOMING

Wyoming law includes age as an additional protected class.

## What is the law in Wyoming?

The Federal Fair Housing Act prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status. This applies to all 50 states.

[Wyoming law](#) includes age as an additional protected class.

## What you can screen for

- Poor credit score
- Income too low to pay rent
- Bad recommendations from previous landlords
- Smoking

## Common examples of discrimination

### Advertising

Stating in the listing that the rental is only available for a certain race, that it would be perfect for a young couple without children, or other potentially discriminatory statements.

### Application questions

Asking for an applicant's race, religion, disability, or other characteristics that could be cause for discrimination.

### False denial of availability

Intentionally telling someone that the rental is not available due to race, religion, disability, or other protected class.

### Discriminatory terms and conditions

Charging higher rent for someone because of race, familial status, disability, or other protected class.

### Reasonable accommodations

Refusing to make reasonable accommodations for someone with a disability, such as allowing assistance animals or accessible parking.