



## Fair Housing Laws



Everyone is guaranteed equal access to housing by laws of the Federal government, the State of Maryland, Anne Arundel County and the City of Annapolis. These laws are made to stop unfair or discriminatory practices that are used to keep people from living in the communities they choose.



Certain types of housing are **exempt** in some circumstances:



- buildings with four or fewer apartments where the owner lives in one of the units
- single-family housing sold or rented without the use of a realtor
- housing operated by organizations or private clubs that limit occupancy to members
- in the case of families with children, qualified senior citizen communities



The City Code makes it illegal to discriminate in housing, residential and commercial real estate, and financial lending based on:



- race, sex, color, or religion
- disability
- sexual orientation
- gender identity
- marital status
- source of income
- immigration status
- citizenship status or national origin
- familial status, (including having or expecting children)



**Landlords may have a fair housing violation if the landlord:**



- Refuses to rent a housing unit based on race, color, religion, disability, familial status, (including having or expecting children), sexual orientation, gender identity, marital status, sex, source of income, immigration status, citizenship status or national origin.
- Tells someone that housing is unavailable when it really is available.
- Sets conditions for the rental of property that are different from those offered to other people.
- Refuses to make reasonable accommodations for the disabled.
- Refuses to accept Federal, state, or local government assistance including, but not limited to, Section 8 housing choice vouchers, medical assistance subsidies, rental assistance, or rent supplements.



The Annapolis Human Relations Commission (HRC) handles complaints that occur within the City. For further information, contact them at 410-263-7998 or go to <https://www.annapolis.gov/1398/Fair-Housing>



For more information about Rental Operating License and Property Maintenance see:



<https://www.annapolis.gov/DocumentCenter/View/4322/Rental-Booklet-PDF>

