

Complaint Process

Annapolis Human Relations Commission (HRC)

If the HRC decides that you have produced sufficient evidence to support a complaint it will first try to resolve the problem through mediation. That is, Commissioners will arrange a discussion between the party who has made the complaint and the party against whom it has been filed in an attempt to reach an agreement that satisfies both sides. If conciliatory efforts do not work, or if either party refuses to meet, the HRC may hold a public hearing to decide whether your complaint has merit. After the hearing, the HRC may take further action under law, including referring the case to the appropriate local, state and federal agencies.



TO FILE A COMPLAINT, CONTACT:

- Annapolis Human Relations Commission, 410-263-7998
- Human Relations Commission of AA County, 410-222-1234
- Maryland Commission on Civil Rights, 410-767-8600
- Maryland Real Estate Commission, 410-230-6200
- U.S. Department of Housing and Urban Development (HUD), 1-888-799-2085

You have one year after an alleged violation to contact HUD and six months to contact the Maryland Commission on Civil Rights. The Annapolis HRC and the Anne Arundel County HRC have no time limitations, but you should file as soon as possible.

Sources of Information About Fair Housing

Fair Housing: Equal Opportunity for all, Office of Fair Housing and Equal Opportunity, U.S. Dept. of Housing and Urban Development.

Are You a Victim of Housing Discrimination? Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development.

City of Annapolis Overview of Fair Housing Regulations. AA County Ordinance 55-19.

Annapolis, MD Municipal Code and Charter, Chapter 11.32 (Fair Housing).

Know Your Rights!



YOUR GUIDE TO

FAIR HOUSING

Annapolis Human Relations Commission

Fair Housing

Your Right to Have the Same Housing Choices



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, such as misinformation, inconsistent

pricing, steering, and redlining that are used to keep people from living in the communities they choose.

The fair housing laws of the City of Annapolis, Anne Arundel County, the State of Maryland, and the Federal government cover most types of housing. 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, and (in the case of families with children) qualified senior citizen communities.

Fair Housing Laws



CITY OF ANNAPOLIS

The City Code of Annapolis makes it illegal to discriminate against you in housing, residential and commercial real estate, and financial lending 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. The Annapolis Human Relations Commission (HRC) handles complaints that occur within the City.

ANNE ARUNDEL COUNTY

County ordinance makes it illegal to discriminate based on age, ancestry, citizenship, color, creed, disability, familial status, gender identity or expression, marital status, national origin, occupation, race, religion, sex, sexual orientation, or source of income. The Human Relations Commission of Anne Arundel County handles complaints that occur in Anne Arundel County.

THE STATE OF MARYLAND

The Maryland Annotated Code makes it illegal to discriminate based on race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, or disability. Real estate law forbids discriminatory practices by real estate brokers or agents. The Maryland Commission on Civil Rights handles complaints filed under state law. Violations of real estate law are enforced by the Maryland Real Estate Commission.

THE FEDERAL GOVERNMENT

The Fair Housing Amendments Act makes it illegal to discriminate in the sale or rental of housing based on race, color, gender, religion, national origin, disability, or family status. The Department of Housing and Urban Development handles housing complaints filed under federal law. If you consider yourself to be a victim of housing discrimination, you can file suit in Federal court.

YOU MAY BE A VICTIM IF SOMEONE:

Refuses to rent or sell you housing.

Shows you apartments or homes in certain neighborhoods only.

Denies you property insurance.

Refuses to provide you with information regarding mortgage loans, denies you a loan, or imposes different terms on a loan than another person receives.

Refuses to provide you with information regarding mortgage loans, denies you a loan, or imposes different terms on a loan than another person receives.

Threatens, coerces, or intimidates you from exercising your rights under fair housing laws.

Sets conditions for the sale or rental of property that are different from those offered to other people.

Refuses to make reasonable accommodations for you if you are 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.