

Disability Rights in Housing

**Disability Rights in Private and Public Housing:**   
Regardless of whether you live in private or public housing, Federal laws provide the following rights to persons with disabilities:

**Prohibits discrimination against persons with disabilities.** It is unlawful for a housing provider to refuse to rent or sell to a person simply because of a disability. A housing provider may not impose different application or qualification criteria, rental fees or sales prices, and rental or sales terms or conditions than those required of or provided to persons who are not disabled.

**Requires housing providers to make reasonable accommodations for persons with disabilities.** A reasonable accommodation is a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. Reasonable accommodations may be necessary at all stages of the housing process, including application, tenancy, or to prevent eviction.

**Requires housing providers to allow persons with disabilities to make reasonable modifications**. A reasonable modification is a structural modification that is made to allow persons with disabilities the full enjoyment of the housing and related facilities.

**Requires that new covered multifamily housing be designed and constructed to be accessible.** In covered multifamily housing consisting of 4 or more units with an elevator built for first occupancy after March 13, 1991, all units must comply with the following seven design and construction requirements of the Fair Housing Act:

* Accessible Entrance on an Accessible Route
* Accessible Public and Common-Use Areas
* Usable Doors
* Accessible Route into and through the Dwelling Unit
* Accessible Light Switches, Electrical Outlets, Thermostats, and Environmental Controls
* Reinforced Walls in Bathrooms
* Usable Kitchens and Bathrooms