

## How should I request a Reasonable Modification or Accommodation?

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- ⇒ Get a letter from your doctor or qualified professional stating how the reasonable accommodation or modification you are requesting is necessary to mitigate the effects of your disability.
- ⇒ Write a letter to your landlord requesting the accommodation or modification.



## What can I do if my right to a reasonable modification or accommodation has been denied?

If your landlord has denied your request for a reasonable accommodation or modification, or if you suspect you have been a victim of housing discrimination due to your disability, we can help you. All you need to do is contact BNI and we will work with you to investigate your complaint and take action to make sure your rights are protected.



**For More Information,  
Contact Us  
(410)243-4400**

**BALTIMORE NEIGHBORHOODS, INC.**

[www.bni-maryland.org](http://www.bni-maryland.org)

BNI  
2217 St. Paul Street  
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## Housing Rights for People with Disabilities

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**If you are disabled and  
experience housing  
discrimination, contact  
BNI's Fair Housing  
Office today!!**

**(410)243-4400**

## Did you know...

- **Fair Housing Law** protects people with either physical or mental disabilities, including AIDS and HIV, as well as those perceived to be disabled.
- State and Federal law require landlords to grant disabled individuals **Reasonable Modifications and Reasonable Accommodations**.
- An accommodation and modification is considered “Reasonable” as long as it does not interfere with the next tenant’s enjoyment of the property and as long as it does not create an undue financial or administrative burden for the landlord.
- The law requires that the landlord grant the accommodations or modification, but it will be the disabled tenant’s responsibility to pay for any costs associated with obtaining the accommodation or modification, and if reasonable, to restore the unit to its original condition when the tenant moves out.

## What are Reasonable Accommodations?

- ⇒ A **Reasonable Accommodation** is an exemption given to a disabled tenant in the rules or policies of a building to assure the tenant’s right to equal enjoyment of the dwelling.
- ⇒ A landlord is required to grant an accommodation unless it creates an “undue financial or administrative burden” on the landlord.
- ⇒ Each request is evaluated on a case-by-case basis.

### Some Examples Include...

- Allowing a service animal or companion animal in a “no-pet” building



- Assigning a disabled tenant a parking space that is closer to his or her unit

## What are Reasonable Modifications?

- ⇒ A **Reasonable Modification** is a change in the physical structure of the unit or building. Modifications can be made to the inside and outside of a unit or the common areas.
- ⇒ The disabled tenant is required to pay for the cost of the modification.
- ⇒ If reasonable, the tenant may be required to restore the unit to its original condition upon move out. To pay for the restoration, the tenant may have to set up an escrow account for the future cost.

### Some Examples Include...

- Giving a disabled tenant permission to build a ramp to access his or her unit.



- Allowing a disabled tenant to install grab bars in the bathtub.

