

Where can you get help?

If you or anyone you know has been discriminated against in the rental or sale of a home based on familial status, contact BNI for assistance. We can provide you with a number of services including:

- *Housing Discrimination Complaint Investigation*
- *Outreach & Education Services*
- *Enforcement & Litigation*



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

BALTIMORE NEIGHBORHOODS, INC.

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Familial Status Discrimination



What is Familial Status Discrimination

Under the Federal *Fair Housing Act* and State and Local Fair Housing Laws, housing providers cannot deny housing or provide less favorable treatment to families with children.

These laws give families with children the right to live in their housing on an equal basis with other residents.

“Families with children” is defined as a household where one or more individuals under the age of 18 lives with a parent or legal guardian.



Types of Familial Status Discrimination

Refusal to Rent

It is illegal for a landlord to refuse to rent to a family with children because, for example, the unit is on the second floor.

Steering

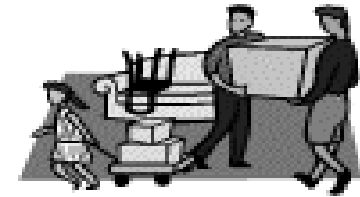
It is illegal for a landlord to designate certain buildings on the property as “family buildings.”

Restrictive Rules

Restrictive rules that interfere with a family’s enjoyment of housing or discourage families from occupying a unit can also be forms of discrimination.

Examples of restrictive rules include:

- Prohibiting children from using a pool or other on-site recreational facilities.
- Prohibiting all residents under 18 from being outside of their apartment unless they were under direct adult supervision.
- Putting up signs prohibiting children from playing outside.



Advertisements

Suggestive phrases in rental listings such as “no children” or “adults only” used to deter people with children from applying are illegal.

Occupancy Restrictions

A landlord may set reasonable occupancy restrictions for residential property as long as the restrictions do not have a discriminatory effect on families with children.

For example, a limit of one person per bedroom has been found to discriminate against families with children because even though it does not prohibit children, it is so restrictive that its effect is to exclude even very small families.

