



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In the provision of real estate brokerage services
- In advertising the sale or rental of housing
- In the appraisal of housing
- In the financing of housing
- Blockbusting is also illegal

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410

Public Notice

Fair Housing Act

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

What is prohibited?

In the sale or rental of housing, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions, or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting)
- Deny anyone access to or a membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing

In mortgage lending, no one may take any of the following actions based on race, color, national origin, religion, sex, familial status, or handicap (disability):

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms or conditions upon a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan
- Set different terms or conditions for purchasing a loan

Additional Protection if You Have a Disability

If you or someone associated with you have a physical or mental disability your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing

Housing Opportunities for Families

Unless a building or community qualifies as housing for older persons, it may not discriminate based on familial status. That is, it may not discriminate against families in which one or more children under 18 live with:

- A parent
- A person who has legal custody of the child or children
- The designee of the parent or legal custodian with the parent or custodian's written permission.

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

If you think your rights have been violated...

Contact the nearest HUD office at:
Kansas City Regional Office of FHEO
US Department of Housing and Urban Development
Gateway Tower II
400 State Avenue, Room 200
Kansas City, KS 66101-2406
Phone: 913-551-6958
Toll Free Phone: 800-743-5323
TTY: 913-551-6972

Information about the Fair Housing Act is from www.HUD.gov website.

Additional Fair Housing Resources can be found by clicking on the following links:

Nebraska Fair Housing Act:
<https://neoc.nebraska.gov/laws/pdf/NebraskaFairHousingAct.pdf>

Fair Housing Center of Nebraska-Iowa:
<https://www.fhasinc.org/fair-housing-center.html>

Lincoln Commission on Human Rights:
<https://lincoln.ne.gov/city/attorn/human/>

Fair Housing

The Fair Housing Act Prohibits Discrimination in Housing on the Basis of Race or Color, National Origin, Religion, Sex, Familial Status (Families with Children), and Disability.

- [Civil Rights Act of 1964](#)
- [Nebraska Equal Opportunity Commission](#) including the Nebraska Fair Housing Act
- [Federal Fair Housing Laws](#)
- Enforced by the [US Department of Housing and Urban Development](#)

Under the Fair Housing Act, the following activities are illegal:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Set different terms, conditions, or privileges for sale or rental
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale, or rental
- For profit, persuade owners to sell or rent (blockbusting)
- Deny any access to or membership in a facility or service (such as a multiple listing service) related to the sale of housing
- Refuse to make [reasonable accommodations](#) in rules or services if necessary for a disabled person to use the housing
- Refuse to allow a disabled person to make reasonable accommodations to his/her dwelling
- Threaten or interfere with anyone making a fair housing complaint
- Refuse to provide municipal services, property insurance or hazard insurance for dwellings, or providing such services or insurance differently

What You Should Do if You Believe Discrimination has Occurred

FILE A COMPLAINT How to File a Complaint

- [File a Complaint Online](#)
- Call the HUD office at (800) 743-5323
- Stop by Gothenburg City Hall at 409 9th St., Gothenburg, NE 69138 for assistance in filing a complaint.

When reporting a complaint, be sure to include the following information:

- Your name and address
- The name and address of the person your complaint is against
- The address of the housing involved
- A short description of the event that caused you to believe your rights were violated
- The date(s) of the alleged violation

Additional Resources

- [Nebraska Equal Opportunity Commission](#)
- [Fair Housing Center of Nebraska-Iowa](#)
- [U.S. Department of Housing and Urban Development](#)
- [Lincoln Commission on Human Rights](#)
- [Omaha Human Relations Department](#)

**You have the right to fair housing. It's not an option.
It's the Law.**