

Oregon Association of REALTORS®
April 18, 2008
Statesman Journal, Salem, Oregon

Fair Housing Act Celebrates 40th Anniversary

This April marks the 40th anniversary of the national Fair Housing Act. President Johnson urged congressional approval just one week after the assassination of Dr. Martin Luther King, Jr. in 1968.

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

Agents in a real estate transaction are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

For the home seller

The home seller or landlord has the responsibility and requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin.

The home seller cannot instruct the licensed broker or salesperson acting as an agent to convey any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate.

Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental; deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the home seeker

The home seeker has the right to expect that housing will be available without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin.

This includes the right to expect:

- Housing made available without discrimination
- Equal professional service
- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising, or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- To be free from harassment or intimidation for exercising fair housing rights.

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If you suspect discrimination, your local board of REALTORS® will accept complaints alleging violations of the National Association of REALTORS® Code of Ethics that are filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing.

You also can direct complaints to the U.S. Department of Housing and Urban Development. Complaints alleging discrimination in housing may be filed with your local HUD office or by contacting them via www.hud.gov or 1-800-877-0246.

Another resource is the Fair Housing Council of Oregon at 503-223-8197 or 1-800-424-3247 (se habla español).

On April 30, the Fair Housing Council of Oregon (FHCO) will celebrate 40 years of the Fair Housing Act with a bus tour of Portland's hidden history, a panel discussion and luncheon featuring a performance by the Sermonettes Gospel Singers. To register for the event or for more information, call FHCO at 503-412-6000 or visit online to learn more at www.FHCO.org.

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