

*Wayne County supports the furthering of  
fair housing practices in our community*

**IT IS ILLEGAL TO  
DISCRIMINATE IN HOUSING  
BASED ON THE FOLLOWING:**

- Race
- Color
- National Origin
- Sex
- Religion
- Physical or Mental disability
- Family Status (the presence of children under the age of 18, or a pregnant female)
- Military status
- Marriage Status
- Age
- Sexual orientation

**Federal and State laws protect you  
against housing discrimination in  
the following activities:**

- Renting
- Buying
- Advertising
- Financing
- Purchasing property
- Insurance
- Building accessible housing

**WAYNE COUNTY**

**FAIR HOUSING NOTICE**

Notice is hereby given that Wayne County is committed to prohibiting discrimination based upon race, color, religion,



9 Pearl Street  
Lyons, NY 14489  
Phone (315) 946-5919  
Fax (315) 946-7657

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PROMOTING EQUAL  
OPPORTUNITY  
FOR THE  
PEOPLE  
OF  
WAYNE COUNTY,  
NEW YORK

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# HOUSING DISCRIMINATION

**Housing discrimination is illegal.** The Fair Housing Act, which is actually Title VIII of the Civil Rights Act of 1968, and its 1988 amendments, prohibits discrimination in the sale, rental or advertising of housing. The Fair Housing Act protects anyone from being denied equal housing opportunity based upon:

- > **race**
- > **sex**
- > **religion**
- > **color**
- > **national origin**
- > **familial status**
- > **disability**

**In addition** to the seven federal protected classes, New York State Human Rights Law protects the following additional classes from discrimination:

- > **age**
- < **sexual orientation**
- < **military status**
- < **marital status**

If you think your fair housing rights have been violated, you may write, telephone, fax, or email the Wayne County Fair Housing Officer- Thomas F.T. Lyon at:  
Wayne County Economic Development & Planning;  
9 Pearl Street; Lyons, NY 14489  
Phone (315) 946-5919 Fax (315) 946-7657  
[tlyon@co.wayne.ny.us](mailto:tlyon@co.wayne.ny.us)

or call the **HUD Toll Free number 1-800-669-9777**,  
or 1-800-927-9275 (TTY) for the hearing impaired.  
or the HUD complaint form-  
<https://portal.hud.gov/FHEO903/Form903/Form903Start.action>

## What Housing Is Covered?

The Fair Housing Act covers most housing. Some exceptions include: owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

## What Is Prohibited?

**In the Sale and 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, sell or negotiate for housing
- Make housing unavailable or to 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
- Deny anyone access to or 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 or to provide information regarding loans
- Impose different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminate in appraising property
- Refuse to purchase a loan or set different terms or conditions for purchasing a loan.

## **In Addition: It is illegal for anyone to:**

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right
- Advertise or make any statement that indicates a limitation or preference based on race, color, national origin, religion, sex, familial status, or handicap. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

## **Additional Protection if You Have a Disability**

If you or someone associated with you:

- Has a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex and mental retardation) that substantially limits one or more major life activities
- Has a record of such a disability or are regarded as having such a 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. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move.)
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing.