

Definitions:

As used in this local law, the following words shall have the meaning indicated (more definitions available in the full text of the law, found at erie.gov/fairhousing):

Advertising: Printing, circulating, placing or publishing or causing to be placed or published any written statement, including electronic media, with respect to the availability for sale or rent of a housing accommodation or the listing of a housing accommodation with any person, business or entity which maintains a referral list of available housing.

Disability: A physical, mental or medical impairment which substantially limits one (1) or more major life activities; or a record of having such impairment; or a condition regarded by others as such an impairment.

Source of Income: Payments from any lawful occupation or employment, as well as other payments including, but not limited to, public assistance, public assistance security agreements, supplemental security income, pensions, annuities, unemployment benefits, disability payments, government subsidies, or other housing subsidies.

Gender Identity: A person's actual or perceived gender, as well as a person's gender identity, self-image, appearance, expression or behavior, whether or not that gender identity, self-image, appearance, expression or behavior is different than that traditionally associated with the person's sex at birth.

Familial Status: Any person who is pregnant or has a child or is in the process of securing legal custody of any individual who has not attained the age of eighteen years; or one or more individuals who have not attained the age of eighteen years domiciled with a parent or another person having legal custody of such individual or the designee of such parent.

Immediate Family: A person's spouse, parents, grandparents, children, grandchildren, brothers, sisters, mother-in-law, father-in-law, brothers-in-law, sisters-in-law, daughters-in-law, sons-in-law, adopted, half and step members.

The Language of Discrimination:

Steering: "No kids in upper units" or "Because you use a cane, you should live on the first floor."

Advertising: "Perfect for students!" or "No Section 8 or government assistance accepted."

Denying or discouraging: "This place costs a fortune to heat in the winter" or "It's not a good fit for your family."

Asking illegal questions: "Do you have children?" or "Are you married?" or "How old are you?"

Offering discriminatory terms: "Because you have kids, we'll have to charge more rent" or "Using a power wheelchair inside means a higher security deposit" or "I can make special arrangements for a pretty girl like you."

Refusing to allow reasonable accommodations or modifications: "Emotional support dog? I said no pets" or "I won't permit you to install a ramp for your wheelchair."

For more information about the law, go to:

www.erie.gov/fairhousing

To report discrimination:

Housing Opportunities Made Equal (HOME)
(716) 854-1400 · www.homeny.org

New York State Division of Human Rights
(716) 847-7632

United States Department of
Housing and Urban Development (HUD)
1-800-669-9777



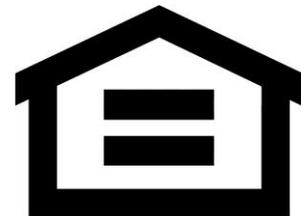
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ERIE COUNTY FAIR HOUSING



Erie County
Department of Environment & Planning
95 Franklin St, 10th Floor
Buffalo, NY 14202
(716) 858-8390

www.erie.gov/fairhousing



**EQUAL HOUSING
OPPORTUNITY**

Erie County now has a local FAIR HOUSING LAW!



In celebration of the 50th anniversary of the Fair Housing Act, Erie County Executive Mark Poloncarz signed Local Law #4, “Fair Housing in Erie County”.

“The Erie County Fair Housing Law is something my administration worked on for two years that expands the existing state and federal anti-discrimination housing laws that are already on the books to include important protections for source of income and immigration and citizen status. There is no reason that prospective renters of a property who receive some type of Social Services assistance and utilize low-income housing vouchers should be denied a place to live.”

- Erie County Executive Mark Poloncarz

What this law means...for landlords and property managers:

You may not refuse to sell or rent or refuse to negotiate for the sale or rental or deny any housing accommodation to any person because of race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, gender identity, military status, familial status or immigration and citizenship status.

You may not do any of the following because of any of the above reasons:

Discriminate against any person in the terms, conditions or provision of services or in the furnishing of facilities in connection with the sale or rental of any housing accommodation.

To induce or attempt to induce any person to sell or rent any housing accommodation by representations regarding the entry or prospective entry into the neighborhood of a person or persons because of their membership in one of the above named reasons.

To print or circulate or cause to be printed or circulated any statement, advertisement or publication, or to use any form of application for the sale or rental of a housing accommodation or to make any record or inquiry in connection with the sale or rental of a housing accommodation which expresses, directly or indirectly, any limitation, specification or discrimination based on the above reasons. This applies to property owners or anyone acting on their behalf.

To incite, compel or coerce, the doing of any acts forbidden by this local law, or to retaliate or discriminate against any person or entity because that person or entity has filed a complaint or testified in a proceeding commenced under this local law.

Disability discrimination includes (i) a refusal to permit, at the expense of a disabled person, reasonable modifications of existing premises occupied or to be occupied by such a person if such modifications may be necessary to afford

such person full enjoyment of the premises (except that, in the case of rental, the landlord may where it reasonable to do so, condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted), and (ii) a refusal to make reasonable accommodations in the rules, policies, practices or services when such accommodation may be necessary to afford a disabled person equal opportunity to use and enjoy a housing accommodation.

What this law means...for tenants:

You have the right to live in any housing accommodation where you meet the tenancy requirements. Landlords may not reject your application, try to evict you or get you to move out, or advertise that they don't want you based on your race, color, religion, sex, age, marital status, disability, national origin, source of income, sexual orientation, gender identity, military status, familial status or immigration and citizenship status.

Source of income includes any legal source of income, including your job or any social assistance such as Section 8, Social Security, SSI, or a security agreement through the Department of Social Services.

If you have any questions or want to report discrimination, call Housing Opportunities Made Equal (HOME) at **(716) 854-1400**. HOME's offices are located at **1542 Main Street** in Buffalo, at the corner of Main and West Ferry. Walk-ins are accepted from 9am-1pm Monday-Friday. You can also report discrimination at **www.homeny.org**.