

## Remedies for Victims of Fair Housing Violations

MCCR enforces orders against a person found to be unlawfully discriminating (the Respondent), such as by levying fines and damages, and taking other appropriate actions where warranted (example: requiring training).

## Retaliation is Illegal

MCCR prohibits retaliation against a person who makes a complaint or who supports a complaint filed by another. MCCR will investigate immediately if retaliation occurs. It is also illegal to threaten, intimidate, or harass someone because they have filed a discrimination complaint.

## Take Action

If you think you have been a victim of housing discrimination, contact MCCR to find out more about your rights under Maryland law.

## What YOU Can Do

### *-File a Complaint*

If you feel you are the victim of housing discrimination, contact MCCR within one year of the act of discrimination. For more information, call 410-767-8600 (para Español, marque el 2) or toll free at 1-800-637-6247.

### *-Initiate An Inquiry*

You can initiate an inquiry via mail, e-mail, phone, fax, or online form. To find out how, visit MCCR's website at [www.mccr.maryland.gov](http://www.mccr.maryland.gov), click on "Complaint Intake", and follow the related instructions.

## Contact Us

### Mail

State of Maryland  
Commission on Civil Rights  
William Donald Schaefer Tower  
6 Saint Paul Street, Suite 900  
Baltimore, Maryland 21202

### Phone

410-767-8600  
1-800-637-6247 (toll free)  
7-1-1 (Maryland Relay)

### Fax

410-333-1841

### Online

[mccr@maryland.gov](mailto:mccr@maryland.gov)  
[mccr.maryland.gov](http://mccr.maryland.gov)  
[facebook.com/MDCivilRights](https://www.facebook.com/MDCivilRights)  
[twitter.com/MDCivilRights](https://twitter.com/MDCivilRights)

## ATTENTION

MCCR provides Video Remote Interpreting (VRI) services for deaf and hard of hearing individuals, as well as those with limited English proficiency. Please ask your Civil Rights Officer for more information.



# STATE OF MARYLAND COMMISSION ON CIVIL RIGHTS



What is  
**fair**  
housing?



[www.mccr.maryland.gov](http://www.mccr.maryland.gov)  
[Facebook.com/MDCivilRights](https://www.facebook.com/MDCivilRights)  
[@MDCivilRights](https://twitter.com/MDCivilRights)



# What Is Fair Housing?

One of the most fundamental rights is to live peaceably where we choose. Fair housing is the right of all people to buy, sell, or rent residential property, and to live where they wish free from discrimination. Having chosen a place to live, we are guaranteed the right to reside there peacefully, without regard to race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity or disability.



## The Law Against Housing Discrimination

Maryland law has been modeled after federal law under Title VIII of the Civil Rights Act:

*"It is the policy of the State to provide for fair housing throughout the State to all, regardless of race, color, religion, sex, familial status, national origin, marital status, sexual orientation, gender identity, or disability; and to that end, to prohibit discriminatory practices with respect to residential housing by any person, in order to protect and insure the peace, health, safety, prosperity, and general welfare of all."*

State Government Article, §20-702, Annotated Code of Maryland

## What the Law Means

Housing discrimination laws make it illegal to:

- Refuse to rent a dwelling to any qualified buyer or renter;
- Use discriminatory terms and conditions in selling or renting;
- Set terms and conditions of home loans in such a way as to discriminate;
- Use discriminatory notices or advertisements indicating a preference or discriminatory limitations;
- Say that a dwelling is not available for inspection, sale, or rent when, in fact, it is available;
- Attempt to steer persons into or away from neighborhoods or apartment complexes due to being members of a protected class;
- Treat a person differently from everyone else because of race, disability, familial status (parent or legal custodian with children, pregnant), religion, sex, marital status, national origin or sexual orientation;
- Request information about birth control and/or family planning practices;
- Refuse to consider both applicants' incomes when seeking to buy or rent;
- Commit acts of prejudice, violence, harassment, intimidation, or abuse directed against families or individuals or their residential property.

## Persons with Disabilities Have Equal Rights to Accessible Housing

If you have a disability, you are protected under the law. It is against the law to:

- Refuse to permit, or at the expense of the renter, reasonable house modifications that are necessary for the daily life of a person with a mental or physical disability;
- Refuse to reasonably accommodate or adjust rules, policies, services or practices that hamper the use of an apartment, condominium, or house by a person with a physical or mental disability;
- Have multi-family housing (built after 1991) that is not accessible to people with disabilities. Multi-family housing is required to have accessible units and access routes (wide doors and hallways), accessible public and common areas, and management must provide for effective communication as needed by a disabled person.

## Fair Housing for Families

Parents or legal custodians living with children under 18 years of age have a right to live where they choose, including pregnant women and anyone securing legal custody of a child under 18 years of age. It is unlawful to prohibit families from renting or owning an apartment, house, or condominium unless the building or community qualifies as housing for older persons.



All advertising for the sale or rental of residential real estate should contain the equal housing slogan, logo or statement. These indicate that the property is available to everyone regardless of race, color, religion, sex, familial status, handicap or national origin, as per federal and state law. Maryland law affords additional protections on the basis of marital status and sexual orientation.