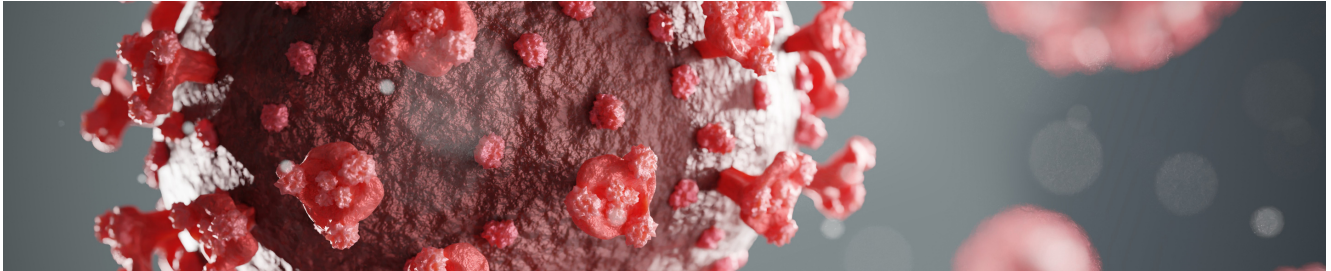


FAIR HOUSING AND THE COVID-19 PANDEMIC

A FACTSHEET FOR HOUSING CONSUMERS



FAIR HOUSING IS YOUR RIGHT

Fair Housing means that all persons have the right to obtain the housing of their choice, regardless of race, color, religion, sex, national origin, disability, or whether they have children. Limiting or restricting access to housing – rental or sales – based on these factors is against the law. In North Dakota, source of income is also protected.

HOW CAN THE FAIR HOUSING ACT PROTECT ME AND MY FAMILY IN THE ERA OF COVID-19?

People with disabilities are a protected class under the Fair Housing Act. Disability under the Fair Housing Act is defined as anyone who has a physical or mental impairment that substantially limits a major life activity. It includes those who have a record of an impairment, and those who are perceived as having such an impairment. What this means is that if you have COVID-19, if you have long term health problems due to having COVID-19, or if people perceive you having COVID-19 (even if you don't), you may qualify as having a disability under the Fair Housing Act and are protected against illegal housing discrimination.

National Origin is another protected class under the Fair Housing Act. National Origin discrimination is unequal treatment based on the country you were born in, or your ancestry. This includes being treated differently in your housing because your ancestry is from a country with high rates of COVID-19, as well as because of refugee status.

Discrimination on the basis of sex is also prohibited by the Fair Housing Act. Financial instability caused by the pandemic has resulted in job loss and housing instability for many Americans, especially women. It is unlawful for housing providers to take advantage of this crisis by offering rent and/or late fee forgiveness in exchange for sex.



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FAIR HOUSING NATIONAL ORIGIN DISCRIMINATION AND COVID-19

State and federal fair housing laws prohibit discrimination based on national origin. This means it could be unlawful housing discrimination for your housing provider to:

- Deny you housing or shelter because you are from one of the countries most affected by Covid-19 or are perceived as being from such a country.
- Have different rules for you than for everyone else because you are from one of the countries most affected by Covid-19 or are perceived as being from such a country.
- Send you a Notice to Quit or try to evict you because you are from one of the countries most affected by Covid-19 or are perceived as being from such a country.
- Refusing to rent to refugees because of a fear that they might spread the virus.

FAIR HOUSING DISABILITY DISCRIMINATION AND COVID-19

It may be housing discrimination if:

- You do not have Covid-19 but a landlord or housing provider denies you housing or shelter because they believe you have the virus.
- You do not have Covid-19 but a landlord or housing provider quarantines you or imposes different rules on you because they believe you have the virus.
- Your landlord evicts you or sends you a Notice to Quit because you tested positive for COVID-19.
- Your landlord asks you for information, or requiring information, about your COVID-19 test results.
- A housing provider refuses to rent to you because you are a healthcare, retail, or restaurant worker and they are afraid you are more likely to have the virus.

You have rights!

EMAIL: info@highplainsfhc.org

Contact Us

The best way to fight housing discrimination is to report it. If you feel like you have been a victim of housing discrimination, please contact our intake line.

**Intake Line:
701-203-1077
Toll-Free:
1-866-380-2738**



High Plains
Fair Housing Center

Frequently Asked Questions About COVID-19 and Fair Housing Rights:

My landlord sent an e-mail requiring everyone to tell the office if they coughed, ran a fever, or had any other symptoms of COVID-19. Can my landlord do that?

A landlord should not ask about a person's disabilities. You are not required to discuss this information with your landlord.

I am Asian American and I'm being harassed by neighbors or staff because people think I am more likely to have the virus based on my national origin. What do I do?

Let the landlord know in writing that you are being harassed and why. Ask the landlord to tell the tenants or staff that are harassing you to stop. The landlord should take measures to address the issues.

I have an immune disorder and my landlord says I can't leave my home because it's dangerous but everyone else can leave. Can my landlord force me to stay in my apartment?

You cannot be treated differently because you have disabilities. You cannot be forced to stay in your home by your landlord.

I have underlying health concerns and I do not want my landlord or maintenance personnel to enter my unit. Can I request that my landlord not enter my unit or give me 24-hour notice?

As a person with a disability you can ask for a reasonable accommodation to stop your landlord from entering unnecessarily. Please contact High Plains for more information.

My landlord found out I had COVID-19 and has told me I have to move out. Can they do this?

You cannot be forced to move out because you have or had COVID-19.



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