

**AS A HOUSING PROVIDER, IT IS
YOUR DUTY TO UNDERSTAND AND
PRACTICE FAIR HOUSING.**

**FAIR HOUSING LAW PROHIBITS
DISCRIMINATION ON THE BASIS
OF:
RACE
COLOR
RELIGION
SEX
NATIONAL ORIGIN
FAMILIAL STATUS
DISABILITY
SEXUAL ORIENTATION/
GENDER IDENTITY**

**COVERED HOUSING
TRANSACTIONS INCLUDE:**

RENTING OR LEASING AN
APARTMENT

HOUSE SOLD OR RENTED

MOBILE HOME PARKS

CONDOMINIUMS

SENIOR CITIZEN HOUSING

VACANT OR UNIMPROVED LOTS

**Under fair housing law a tenant
may be awarded actual and punitive
damages as well as recover
court costs, attorney fees and civil
penalties up to \$10,000 to
\$50,000.**

PROTECT YOURSELF

- Take all complaints seriously.
- Do not be afraid to ask questions of your local human rights commission or the agency that is investigating the complaint.
- Establish policies and procedures in writing ahead of time and follow them in every occasion.
- Regularly review your actions, policies and procedures to make sure they are based on a legitimate, non-discriminatory business factors.
- Keep accurate and complete records to demonstrate that these guidelines were followed in similar occasion.

**COMMON FAIR
HOUSING MISTAKES
MADE BY HOUSING
PROVIDERS**

1. Failure to keep records.
2. Inconsistency in the application of rules.
3. Having rules and regulations relating to children and not to adults
4. Violation of familial status laws out of concern for safety of children tenants.
5. Failure to reasonably accommodate a tenant with a disability.
6. Failure to clearly convey your commitment to fair housing to your managers, rental agents and tenants.
7. Failure to train managers, rental agents and other staff.
8. Unreasonable occupancy standard.
9. Failure to communicate with your tenants.

**If you have questions on fair housing in
Lexington you can contact:**

**Lexington-Fayette Urban County
Human Rights Commission**

342 Waller Ave., Suite 1A
Lexington, KY 40504
Ph: 859-252-4931
Fax: 859-252-7057
E-Mail: lfuchrc@qx.net
Web Site: www.lfuchrc.org

Kentucky Commission on Human Rights

332 W. Broadway, Ste 700
Louisville, KY 40202
Ph: 800-2925566
Fax: 502-595-4801
E-Mail: krch.mail@state.ky.us
Web Site: www.state.ky.us/agencies1/kchr

**U.S. Department of Housing and
Urban Development (HUD)**

Louisville Office
601 W. Broadway
Louisville, KY 40202
Ph: 502-582-5250
Fax: 502-582-6549
Web Site: www.hud.gov/local/lou/index.html

Lexington Fair Housing Council

207 E. Reynolds Rd., Ste. 130
Lexington, KY 40517
Ph: 859-971-8067
Fax: 859-971-1652

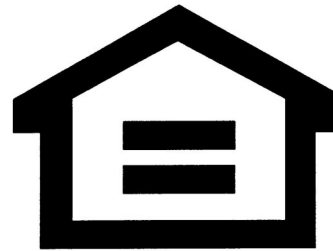
**Tenant and Housing Provider
Counseling**

Catholic Action Center

400 E. 5th Street
Lexington, KY 40508
Ph: 859-255-0301

LFUCG Division of Adult & Tenant Services

1055 Industry Rd.
Lexington, KY 40505
859-258-3810



**EQUAL HOUSING
OPPORTUNITY**

**Assistance to Housing Providers and
Owners**

LFUCG Division of Community Development

200 E. Main St., 6th floor
Lexington, KY 40507
Ph: 859-258-3070

**LFUCG Division of Police Crime Free Multi-
Housing Program**

150 E. Main St.
Lexington, KY 40507
Ph: 859-258-3600



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FACTS FOR
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