FAIR HOUSING LAW
REQUIREMENTS FOR LANDLORDS
OWNING FEWER THAN 3 UNITS

WE ARE HERE TO HELP

VERMONT TENANTS
1-802-864-0099
1-800–287-7971
Or on the web at CVOEO.ORG

VERMONT APARTMENT OWNERS ASSOCIATION LLC*
1-802-985-2764
1-888-569-7368
Or on the web at vtlandlord.com

*Affiliated with Vermont Apartment Owners Association, LLC

ADDITIONAL RESOURCES

FAIR HOUSING PROJECT - cvoeo.org
VERMONT HUMAN RIGHTS COMMISSION hrc.vermont.gov
VERMONT FAIR HOUSING LAW
http://legislature.vermont.gov/statutes/
(Title 9 Chapter 139)
VERMONT LANDLORD / TENANT LAW
http://legislature.vermont.gov/statutes/
(Title 9 Chapter 137)
VERMONT'S RENTAL HOUSING HEALTH CODE
INFORMATION ON FIRE SAFETY
http://www.firesafety.vermont.gov/resources/code_sheets
LISTING OF VERMONT'S TOWN HEALTH OFFICERS
http://healthvermont.gov/local/tho/tho_list.aspx

PRODUCED BY C.V.O.E.O., VERMONT APARTMENT OWNERS SERVICES AND THE VERMONT DEPARTMENT OF HOUSING AND COMMUNITY

INFORMATION FOR LANDLORDS AND TENANTS ON DISCRIMINATION
# WHAT IS FAIR HOUSING LAW?

Fair housing is the right to equal opportunity in housing.

Fair housing is the right to rent, finance, or purchase housing free from discrimination.

Housing discrimination occurs when a person is treated differently than others because of his/her membership in a protected category.

### Federally Protected Categories
- Race
- Color
- Religion
- National Origin
- Sex
- Family Status
- Disability

### Vermont Protected Categories
- Age
- Sexual Orientation
- Marital Status
- Receipt of Public Assistance
- Gender Identity

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# What is Prohibited?

The following actions are considered housing discrimination if they were done because of the other person’s membership in a protected category:

- Refuse to rent or sell, refuse to consider for rental or sale, or otherwise make unavailable or deny a dwelling
- Provide different services
- Treat people differently or subject them to harassment
- Say a dwelling is unavailable when it is, in fact, available
- Make, print or publish a notice, statement or advertisement which indicates any preference, limitation or discrimination
- Coerce, intimidate, threaten or interfere with any person in housing or for filing or supporting a discrimination charge
- Discriminate in the making or purchasing of loans, or in the selling, brokering, or appraising or real estate
- Retaliation

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# A LANDLORD’S RIGHTS AND RESPONSIBILITIES

## Q. DOES IT APPLY TO ME?

Vermont Fair Housing Law provides some exemptions for owner-occupied dwellings with no more than 3 units. [2 units within the city of Burlington] This exemption does not apply if the owner uses a realtor to rent the unit or owns more units in a different location. There are NO exemptions for discrimination based on race or in advertising the rental.

## Q. DOES A SECTION 8 VOUCHER QUALIFY AS “RECEIPT OF PUBLIC ASSISTANCE?”

Yes, most likely. Supreme courts in other states have ruled that discrimination because of a Section 8 vouchers violates their laws protecting source of income. Vermont Human Rights Commission has reached the same determination.

## Q. WHAT IS A REASONABLE ACCOMMODATION?

A change, exemption or adjustment to a rule, policy or practice or service that may be needed for person with a disability to utilize a rental unit in the same manner as someone without a disability.

## Q. WHAT IS REASONABLE MODIFICATION?

A change to the structure of the building, such as a ramp. Landlords cannot deny the tenant their right to the modification, but ARE NOT required to pay for it. (HUD subsidized public housing is required to pay.)