

# FAIR HOUSING

## FACT SHEET

# DFEH



## YOU ARE PROTECTED UNDER CALIFORNIA LAW

Laws enforced by the Department of Fair Employment and Housing (DFEH) protect you from illegal discrimination and harassment in housing based on:

- Race
- Color
- National origin (including language use restrictions)
- Ancestry
- Religion
- Sex
- Gender
- Gender identity
- Gender expression
- Sexual orientation
- Marital status
- Military or veteran status
- Familial status (households with children under age 18 or individuals who are pregnant)
- Source of income
- Disability (mental and physical)
- Genetic information
- Age\*
- Citizenship\*
- Primary language\*
- Immigration status\*

\*Covered under the Unruh Civil Rights Act, which applies to most housing accommodations in California. All other characteristics are covered under the Fair Employment and Housing Act.

## WHAT DFEH DOES

1. Enforce the Fair Employment and Housing Act (FEHA), the Unruh Civil Rights Act, the Ralph Civil Rights Act, the Disabled Person's Act, and the California Trafficking Victims Protection Act
2. Investigate harassment, discrimination, retaliation, bias-motivated violence, and human trafficking complaints
3. Help landlords and tenants resolve complaints involving alleged violations of the laws enforced by DFEH
4. Prosecute in court violations of California's civil rights laws
5. Educate Californians about their civil rights

## WHO MUST COMPLY WITH CALIFORNIA'S FAIR HOUSING LAWS

- Landlords
- Property management companies
- Homeowners associations
- Public housing authorities
- Real estate agents
- Home sellers
- Property insurers
- Builders
- Mortgage lenders
- Tenant screening companies
- Consumer reporting agencies
- Others

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## EXAMPLES OF HOUSING DISCRIMINATION

WHEN BASED ON A PROTECTED CHARACTERISTIC LISTED ABOVE, THE FOLLOWING EXAMPLES OF HOUSING DISCRIMINATION VIOLATE THE LAW:

- Refusal to sell, rent, or lease an apartment, house, or other housing accommodation
- Representation that a housing accommodation is not available for inspection, sale, or rental when that accommodation is in fact available
- Denial of a home loan or homeowner's insurance
- Provision of inferior terms, conditions, privileges, facilities, or services in connection with a housing accommodation
- Sexual harassment involving unwanted sexual advances or requiring sexual favors for housing rights or privileges
- Cancellation or termination of a sale or rental agreement
- Refusal to permit, at the disabled tenant's expense, reasonable modifications when necessary to accommodate a disability
- Refusal to make reasonable changes in housing rules, policies, practices, or services where necessary to afford a person with disabilities equal opportunity to use and enjoy a dwelling
- Having a policy that prohibits persons with a criminal record from renting or living in a housing unit no matter the circumstances
- Advertising or stating a preference for or against tenants with certain sources of income, such as: "No section 8."

## YOU ARE PROTECTED FROM DISCRIMINATION AND HARASSMENT IN THE RENTING, LEASING, OR PURCHASE OF HOUSING

### CIVIL REMEDIES

IF A HOUSING PROVIDER VIOLATES THE FEHA, THE REMEDIES MAY INCLUDE:

1. Making previously denied housing available
2. Compensation for losses and emotional distress
3. Training and policy changes to prevent future discrimination
4. Other actions to eliminate the effects of discrimination

### ZONING AND LAND USE

It is illegal for cities, counties, or other local government agencies to make zoning or land-use decisions or policies that unlawfully discriminate against you based on the categories listed above.

**If you think you have been a victim of discrimination, please contact DFEH.**

### TO FILE A COMPLAINT

#### Department of Fair Employment and Housing

[dfeh.ca.gov](http://dfeh.ca.gov)

Toll Free: 800.884.1684

TTY: 800.700.2320

If you have a disability that requires a reasonable accommodation, DFEH can assist you with your complaint. Contact us through any method above or, for individuals who are deaf or hard of hearing or have speech disabilities, through the California Relay Service (711).