

# Where to file a Housing Discrimination Complaint

If you believe you have been discriminated against, you can file a complaint with the following agencies:

## **Miami-Dade Commission on Human Rights, Human Rights & Fair Employment Practices Division, Human Resources Department**

*Fair Housing - 365 days to file from date of incident*

111 NW 1st Street, 21st Floor, Miami, FL 33128

Main: (305) 375-2784 Fax: (305) 375-2114

Website: [www.miamidade.gov/humanrights](http://www.miamidade.gov/humanrights)

E-mail: [OFEP@miamidade.gov](mailto:OFEP@miamidade.gov)

## **Department of Housing and Urban Development**

*365 days to file from date of incident*

451 Seventh St, SW, Room 5204

Washington, DC 20410-2000

Toll-Free: (800) 666-9777

Website: [portal.hud.gov](http://portal.hud.gov)

## **Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.)**

*No filing deadline*

11501 NW 2nd Avenue, Miami, FL 33168

Main: 305-651-HOPE (4673)

Website: [HYPERLINK www.hopefhc.com](http://HYPERLINK www.hopefhc.com)

## **Florida Commission on Human Relations**

*365 days to file from date of incident*

4075 Esplanade Way, Room 110, Tallahassee, FL 32399

Phone: (850) 488-7082 Toll-Free: 1 (800) 342-8170

Fax: (850) 488-5291

Website: [fchr.state.fl.us](http://fchr.state.fl.us)



Carlos A. Gimenez, Mayor

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Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act.

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# What is Housing Discrimination?



MIAMI-DADE  
COUNTY

## Diversity Matters



Housing discrimination is prohibited by federal, state, and local laws. It is illegal to deny housing to an individual on the basis of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, veteran status, source of income, status as victim of domestic violence or stalking, gender identity, or gender expression.

## Examples of Housing Discrimination

### Some examples of possible housing discrimination include:

- The rent or deposit requested is higher than advertised
- The manager says the unit has already been rented but the sign or ad is still posted
- Comments are made to discourage you from applying at the complex or unit. For example, “You wouldn’t like it here” or “There’s no place for your children to play”
- Repairs are only made for tenants of a particular race or ethnicity
- The owner enforces an unreasonable occupancy limit, such as three people in a two bedroom apartment
- Rules are enforced for some tenants and not others
- The manager says that the rent will increase depending on the number of people residing in the unit

## Notice Requirements

In Miami-Dade County, condominium associations and cooperative association are required to provide written notice to a prospective renter or buyer of the following:

- Receipt of an incomplete or incorrect application, specifically identifying any and all items in the application that need to be completed or corrected
- An acceptance or denial of the application, specifically identifying each reason for the rejection

## Know Your Rights

### It is illegal to:

- Refuse to show, rent, lease, sell, or transfer housing (including apartments, condominiums, and mobile homes)
- Advertise discriminatory housing preferences or limitations (e.g. female only, no children)
- Impose unequal terms, conditions, or fees on housing applicants



- Segregate or separate persons based on a protected characteristic
- Retaliate against a person that adheres to fair housing laws by refusing to rent to them or by giving negative references
- Use different or unequal terms and conditions with persons seeking to obtain loans for housing, such as higher interest rates or points
- Harass, threaten, intimidate, or discriminate against someone because that person exercised his or her fair housing rights, filed a housing discrimination complaint, assisted someone else in filing a discrimination complaint, participated, or testified in a fair housing investigation

## Rights for People with Disabilities

### It is illegal to:

- Refuse to make reasonable modifications to a dwelling or common use areas, if necessary, for a person with a disability to fully use the housing
- Refuse to make reasonable accommodations in rules, policies, practices or services, if necessary, for a person with a disability to use the housing on an equal basis

## Service and Support Animals

- Housing providers must allow an individual with a disability to have an assistance animal (service or emotional support) live with them, regardless of a “no pets” policy.
- Housing providers cannot require that the animal have special certifications or training, payment of a pet deposit or fee, or inquire about the nature or severity of the tenant’s disability. However, they can require that the tenant submit a reasonable accommodation request or documentation from a qualified professional to establish the need for the animal.

# Take the Pledge

I pledge to respect everyone, no matter what our differences may be.