

What is Fair Housing?

Contact Us

Indiana Civil Rights Commission
100 North Senate Avenue, Room N103
Indianapolis, Indiana 46204

The Indiana Fair Housing Act (IFHA) makes it illegal to discriminate in the provision of housing and housing-related transactions based on a person's protected characteristics.

Discrimination Prohibited

A person may not be treated less-favorably in any housing-related transaction, including:

- Rental or purchase of single and multi-family dwellings
- Purchase of vacant land intended for housing
- Provision of loans for purchase or improvement of housing
- Advertisement and marketing of housing
- Provision of homeowners or renters insurance
- Appraisal of property
- Membership in real estate associations or brokerage services

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If You Believe Your Rights Have Been Violated...

The Indiana Civil Rights Commission is ready to help you with any claim involving discrimination.

Protected Characteristics:

- Race
- Color
- National Origin
- Ancestry
- Religion
- Sex
- Familial Status (*having children under 18*)
- Disability



Fair Housing



Accessibility for People with Disabilities

The IFHA requires housing providers to make reasonable accommodations in policies and procedures necessary and related to a person's disability.

- **Allow service or support animals**
- **Assign parking**
- **Allow transfer to accessible unit**
- **Allow early lease termination, if necessary**

The IFHA requires housing providers to allow modifications to the property if necessary and related to a person's disability.

- **Can require approval of plans**
- **Can require tenant to return property to original condition**
- **Usually at tenant's own expense**
- **Examples: ramps, grab bars, remove carpet, lower counter-tops, etc.**

The IFHA requires all units in apartments or condos built after March 1991 to include the following features;

- **Accessible routes between units and common areas, into units and within units (gradual slopes, curb cuts, doorway width, threshold height, etc.)**
- **Reachable light switches, electrical outlets and temperature controls**
- **Reinforced bathroom walls for grab bars**
- **Sufficient "clear floor space" in kitchens and bathrooms**

Other Prohibitions

Marketing less-favorable home loans to populations based on race/ethnicity ("predatory lending")

Neutral policies that have a disproportionately negative effect on person's of a particular race, religion, national origin, disability, etc. (eg. unreasonable occupancy limits, no-rent policies, proof of employment policies, etc.)

Intimidating or interfering with a person's right to rent, purchase or sell a dwelling because of race, religion, disability, etc.

Encouraging the sale of homes at below market rate due to the changing racial or ethnic makeup of a neighborhood ("blockbusting")

Imposing less-favorable terms on loans or insurance due to a person's location ("red lining")

"Steering" home buyers/renters to particular neighborhoods based on racial/ethnic make up

