

RENTING A PROPERTY? KNOW YOUR RIGHTS!

The Fair Housing Act was passed by Congress in 1968. One of its primary goals was to prohibit race discrimination in sales and rentals of housing. New Jersey law also prohibits the discrimination based upon race, creed, color, national origin, ancestry, nationality, marital or domestic partnership or civil union status, familial status, sex, pregnancy, gender identity or expression, affectional or sexual orientation, disability, source of lawful income or source of lawful rent payment (including Section 8) with respect to the sale, rental or lease of real property. discriminatory practices, and foster the creation of stable, inclusive communities of opportunity.

Rights and responsibilities as a owner

- It is illegal for landlords to treat someone differently because of his or her actual race or perceived race, or because the person is multiracial or in a relationship with someone of a different race.
- A landlord can refuse to rent if the family is too large for the size of the unit.
- Landlords may require that a potential tenant complete an application with questions regarding the applicant's income, criminal history, credit history and debts, as long as all prospective tenants are required to complete the same application and all tenants are selected on the basis of uniform standards.

Rights and responsibilities as a renter

- An application form must not contain any reference to race, creed, color, national origin, nationality, ancestry, sex, marital status, domestic partnership status, affectional or sexual orientation, familial status or disability.
- It is important to ask a landlord to be specific as to why they are refusing to rent to you.
- If a landlord will not rent to you because of your race, you can file a complaint with the government agencies listed below or go directly to court.

File a complaint

- Violations should be reported to the nearest office of the NJ Division on Civil Rights at 866-405-3050 (Toll-Free) or online at www.NJCivilRights.gov
- You can also call the U.S. Department of Housing and Urban Development Housing Discrimination Hotline at (800) 669-9777.
- The Fair Housing Council of Northern New Jersey may also be able to help you with your fair housing complaint. Contact them at (201) 489-3522 or visit them at www.fairhousingnj.org

Have a question? Resources

- Contact the Borough of Leonia, Mayor's Advisory Committee on Racial Equity at leonianj.gov/macore
- Contact Legal Services New Jersey at 1-888-LSNJ-LAW (1-888-576-5529) or by visiting www.lsnj.org



MAYOR'S ADVISORY COMMITTEE ON RACISM AND RACIAL EQUITY The Committee's mission is to cultivate a unified, inclusive, and anti-racist local community by educating and engaging residents, identifying areas of potential bias, and making strategic recommendations for policy and practice to the Mayor, Council, and other governing bodies that advance diversity, equity and inclusion throughout Leonia. We champion equitable policies that promote fairness in all areas including law enforcement, education, housing, and healthcare for all people regardless of race, socioeconomic status, sexual orientation, gender identity, religious affiliation, ability status, or legal status