

## HOUSING DISCRIMINATION / FAIR HOUSING LAWS

Under a combination of federal, state, and local laws it is unlawful to discriminate in housing based upon race, color, creed, religion, national origin, age, sex, marital status, sexual orientation, familial status, presence or absence of dependents, disability, gender identity, or public assistance as a source of income.

It is illegal to make enquiries as to whether an individual falls under a protected category, or to state or advertise that one will not rent to such an individual.

Fair housing laws do not require a landlord to automatically choose the individual who falls under a protected category. It simply means that the landlord must make his or her decision based on solid objective criteria as to the applicant's fitness as a tenant. The same criteria must be applied to all applicants.

Landlords must also make reasonable accommodation in the provision of housing for individuals with a handicap or disability. Federal and state laws define handicapped in essentially the same three ways. The Americans With Disabilities Act uses the term disabled with essentially the same meaning. The characteristics that define a handicapped or disabled person are:

- Physical or mental impairment that substantially limits a person in one or more major life activities
- A record of such a physical or mental impairment, or
- Being regarded as having such an impairment

The fair housing laws are complex. Contact the [Iowa City Human Rights Commission](#) at 319-356-5022 for rental discrimination concerns. The Off-Campus Housing Service supports the concept of Equal Housing Opportunity.

### DISCLAIMER

Information provided on this web site pertaining to tenant/landlord issues and procedures is general information about Iowa Tenant/Landlord Law. ([See Chapter 562A Uniform Residential Landlord and Tenant Law](#)) The information pertains to Iowa law. If you are viewing this site from another state you should be aware that this area of law may differ from state to state.

Before you take any action based on information from this site, please seek legal advice. Your questions and facts are specific to your case. Therefore, information on this site cannot substitute for legal advice from an attorney practicing in your jurisdiction. Again, you should consult an attorney before taking any legal action based on information found on this site.

[UNIVERSITY OF IOWA STUDENT LEGAL SERVICES](#)

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