

# FAIR HOUSING

Everyone has the right to be treated fairly in housing. Fair housing is the right of all people to be free from discrimination in the rental, sale, or financing of housing.

## VIOLATION

If based on protected class status, under fair housing laws, it is a VIOLATION OF THE LAW to:

- Refuse to rent or sell property
- Falsely inform prospective tenants and/or buyers that housing is not available when it is
- Only show certain properties to certain classes of people
- Set different terms, conditions, or privileges for the sale or rental of housing
- Provide different services or facilities to different individuals
- Refuse to provide information regarding mortgage loans, or impose different terms or conditions on a mortgage loan
- Deny property insurance or require different terms or refuse to provide available information about property insurance
- Conduct property appraisals in a discriminatory manner
- Fail to design and construct housing in an accessible manner
- Fail to allow reasonable modifications to a dwelling or common area if it may be necessary for the full use of dwelling
- Refuse to make necessary reasonable accommodations
- Harass, coerce, intimidate, or interfere with anyone exercising their individual housing rights.

## UNLAWFUL DISCRIMINATION

If you believe you have been denied such housing rights, you may have experienced unlawful discrimination.

Housing discrimination occurs when sellers, landlords, property managers, mortgage lenders, insurers, and/or others with housing authority make illegal decisions based on an individual's protected class status, which includes:

**Race**  
**Color**  
**National Origin**  
**Religion**  
**Sex**  
**Disability**  
**Familial Status**

It is illegal to treat someone differently based on a protected class during all stages of the housing process, from the application for housing or financing for housing, to rental terms and conditions, to lease termination or eviction.



# FAIR HOUSING

## ENFORCEMENT

The Human Relations Office is responsible for the enforcement of fair housing laws in the City of Sioux Falls.

The Human Relations Office only handles complaints based on allegations of discrimination.

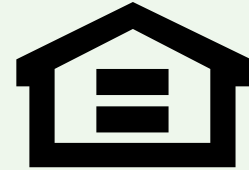
The primary function of the Human Relations Office and Human Relations Commission is to investigate discrimination complaints in an effort to safeguard equal opportunity in housing for all residents of Sioux Falls.

The Human Relations Office strives to ensure that all public entities conduct themselves in a manner consistent with Chapter 98 of the Code of Ordinances of Sioux Falls.

In an effort to reduce barriers to fair housing, the Human Relations Office and Human Relations Commission provide community education and outreach regarding housing rights.

In furtherance of this goal, the Human Relations Office also assists individuals with general housing questions and attempts to assist landlords and tenants in resolving issues prior to initiation of a formal discrimination complaint.

For example, in cases involving assistance animals, informing both the tenant and landlord of what the law requires, often resolves the issue without the need for a formal discrimination complaint.



**EQUAL HOUSING  
OPPORTUNITY**

If you believe you have been a victim of unlawful discrimination in housing, please contact the Sioux Falls Human Relations Office at (605) 367-8745 or [humanrelations@siouxfalls.org](mailto:humanrelations@siouxfalls.org).



[humanrelations@siouxfalls.org](mailto:humanrelations@siouxfalls.org)



**(605) 367-8745**

TRS Relay (7-1-1) & VRS calls accepted

