



Texas Fair Housing Act Fact Sheet

The Fair Housing Act (FHA) and the Texas Fair Housing Act (TFHA) prohibits discrimination in housing because of:

- Race
- Religion
- Color
- Sex
- National Origin
- Disability
- Familial status (including children under the age of 18 living with parents or legal custodian, pregnant women, and people securing custody of children under 18).

What Housing is Covered?

The FHA and TFHA cover most housing situations. In some circumstances, these Acts exempt owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker and housing operated by organizations and private clubs that limit occupancy to members.

What is Prohibited?

In the Sale and Rental of Housing:

No one may take any of the following actions based on race, religion, color, sex, national origin, disability or familial status:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Deny a dwelling
- Set different terms, conditions or privileges for sale or rental of a dwelling
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade owners to sell or rent (blockbusting) or

It is illegal for anyone to:

- Threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertise or make any statement that indicates a limitation or preference based on race, religion, color, sex, national origin, disability, or familial status. This prohibition against discriminatory advertising applies to single-family and owner-occupied housing that is otherwise exempt from the Fair Housing Act.

Do You, Or Someone You Live With, Have a Disability?

If you or someone associated with you:

- Have a physical or mental disability that substantially limits one or more major life activities
- Have a record of such a disability
- Are regarded as having such a disability

Your landlord may not:

- Refuse to let you make reasonable modifications to your dwelling or common use areas, at your expense, if necessary for the disabled person to use the housing. (Where reasonable, the landlord may permit changes only if you agree to restore the property to its original condition when you move).
- Refuse to make reasonable accommodations in rules, policies, practices or services if necessary for the disabled person to use the housing

Example: A building with a "no pets" policy must allow a visually impaired tenant to keep a guide dog.

Example: An apartment complex that offers tenants ample, unassigned parking must honor a request from a mobility-impaired tenant for a reserved space near their apartment if necessary to ensure that they can have access to the unit.

Housing Opportunities for Families:

A building or community may not discriminate based on familial status, meaning families with one or more children fewer than 18 live with:

- A parent
- A person who has legal custody of the child or children or
- The designees of the parent or legal custodian, with parent or custodians written permission

Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.

If You Think Your Rights Have Been Violated:

The Texas Workforce Commission Civil Rights Division (TWCCRD) is ready to help with any problem of housing discrimination. If you think your rights have been violated, you may fill out a Housing Discrimination Complaint Form by going to www.twc.texas.gov/partners/housing-discrimination. You have one year after an alleged violation to file a complaint, but you should file it as soon as possible.

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