

Fair Housing Protections

Disability Rights



Federal law ensures people with disabilities can find and live in homes that are safe, affordable, and part of the community. These rights protect them from being treated unfairly when renting, buying, or getting a loan for a home.

1. Your Right to Fair and Accessible Housing

People with disabilities are protected from housing discrimination under several key laws:

Fair Housing Act (FHA): Applies to most housing and prohibits discrimination based on disability

Section 504 of the Rehabilitation Act: Covers housing receiving federal funding

Americans with Disabilities Act (ADA): Applies to housing and common-use areas (e.g., leasing offices)

2. Reasonable Accommodations

A reasonable accommodation is a change to a rule, policy, practice, or service that enables a person with a disability to fully use their home.

Examples: Allowing an assistance animal in a “no pets” building; reserving an accessible parking space near a unit; or allowing rent payment by mail if a tenant cannot use an online system.

How to Request a Reasonable Accommodation:

- Requests can be verbal or written; you do not need to use special forms.
- You may need to provide documentation that verifies the disability and the need for the accommodation.
- Housing providers must respond promptly and cannot charge extra fees.

3. Accessibility Requirements

Newly constructed multifamily housing (built after March 13, 1991) must meet certain accessibility standards, including:

- Accessible entrances and routes
- Reinforced bathroom walls for grab bars
- Wider doors and accessible light switches
- Usable kitchens and bathrooms

Federally funded housing must also comply with Section 504 design standards, which require a certain number of fully accessible units.

4. Service Animals and Assistance Animals

Under the FHA:

Service animals and emotional support animals are not considered “pets.” Housing providers must make reasonable accommodations to allow these animals, even in “no pet” housing. Providers cannot charge pet fees or deposits but may charge for damages caused by the animal. Only limited information can be requested—generally verification that the person has a disability and that the animal provides disability-related assistance.



JUSTICE FAIRNESS HOPE
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