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VERMONT TENANTS

1-802-864-0099

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VERMONT
APARTMENT
OWNERS
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LLC

VERMONT APARTMENT OWNERS SERVICES, LLC*

1-802-985-2764

1-888-569-7368

Or on the web at vtlandlord.com

*Affiliated with Vermont Apartment Owners Association, LLC

ADDITIONAL RESOURCES

[FAIR HOUSING PROJECT](http://cvoeo.org) - cvoeo.org

[VERMONT HUMAN RIGHTS COMMISSION](http://hrc.vermont.gov)

hrc.vermont.gov

[VERMONT LANDLORD / TENANT LAW](http://www.leg.state.vt.us/statutesmain.cfm)

[http://www.leg.state.vt.us/
statutesmain.cfm](http://www.leg.state.vt.us/statutesmain.cfm)

(Title 9 Chapter 137)

[VERMONT'S RENTAL HOUSING HEALTH CODE](http://healthvermont.gov/regs/Rental_Housing_Code.pdf)

[http://healthvermont.gov/regs/
Rental_Housing_Code.pdf](http://healthvermont.gov/regs/Rental_Housing_Code.pdf)

[INFORMATION ON FIRE SAFETY](http://www.firesafety.vermont.gov/resources/code_sheets)

[http://www.firesafety.vermont.gov/
resources/code_sheets](http://www.firesafety.vermont.gov/resources/code_sheets)

[LISTING OF VERMONT'S TOWN HEALTH OFFICERS](http://healthvermont.gov/local/tho/tho_list.aspx)

[http://healthvermont.gov/local/tho/
tho_list.aspx](http://healthvermont.gov/local/tho/tho_list.aspx)

PRODUCED BY C.V.O.E.O., VERMONT
APARTMENT OWNERS SERVICES
AND THE VERMONT DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT

FAIR HOUSING LAW REQUIREMENTS FOR LANDLORDS OWNING FEWER THAN 3 UNITS



INFORMATION FOR
LANDLORDS AND TENANTS ON
DISCRIMINATION

WHAT IS FAIR HOUSING LAW?

Fair housing is the right to equal opportunity in housing.

Fair housing is the right to rent, finance, or purchase housing free from discrimination.

Housing discrimination occurs when a person is treated differently than others because of his/her membership in a protected category.

Federally Protected Categories

Race

Color

Religion

National Origin

Sex

Family Status

Disability

Vermont Protected Categories

Age

Sexual Orientation

Marital Status

Receipt of Public Assistance

Gender Identity

What is Prohibited?

The following actions are considered housing discrimination if they were done because of the other person's membership in a protected category:

- Refuse to rent or sell, refuse to consider for rental or sale, or otherwise make unavailable or deny a dwelling
- Provide different services
- Treat people differently or subject them to harassment
- Say a dwelling is unavailable when it is, in fact, available
- Make print or publish a notice, statement or advertisement which indicates any preference, limitation or discrimination
- Coerce, intimidate, threaten or interfere with any person in housing or for filing or supporting a discrimination charge
- Discriminate in the making or purchasing of loans, or in the selling, brokering, or appraising or real estate
- Retaliation

A LANDLORD'S RIGHTS AND RESPONSIBILITIES

Q. DOES IT APPLY TO ME?

Vermont Fair Housing Law provides some exemptions for owner - occupied dwellings with no more than 3 units. (*2 units within the city of Burlington*) This exemption does not apply if the owner uses a realtor to rent the unit or owns more units in a different location. There are **NO** exemptions for discrimination based on race or in advertising the rental.

Q. DOES A SECTION 8 VOUCHER QUALIFY AS "RECEIPT OF PUBLIC ASSISTANCE?"

Yes, most likely. Supreme courts in other states have ruled that discrimination because of a Section 8 voucher violates their laws protecting source of income. Vermont Human Rights Commission has reached the same determination.

Q. WHAT IS A REASONABLE ACCOMMODATION?

A change, exemption or adjustment to a rule, policy or practice or service that may be needed for person with a disability to utilize a rental unit in the same manner as someone without a disability.

Q. WHAT IS REASONABLE MODIFICATION?

A change to the structure of the building, such as a ramp. Landlords cannot deny the tenant their right to the modification, but **ARE NOT** required to pay for it. (HUD subsidized public housing is required to pay.)