

REASONABLE ACCOMMODATIONS

At the request of a person with a disability, a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford the person equal opportunity to use and enjoy a dwelling.

This includes, but is not limited to:

- Waiving a “no pet” policy to permit a tenant with disabilities to have a service animal.
- Designating a parking space for a person with a mobility disability.

If the disability-related need for an accommodation is obvious, a landlord is not entitled to ask for additional information. If the disability-related need is not obvious, the landlord may ask for information which verifies that the individual meets the Act’s definition of disability and which shows the relationship between the individual’s disability and the requested accommodation. This information can be provided by the individual or a reliable third party. A housing provider may not inquire into the nature or severity of an individual’s disability.

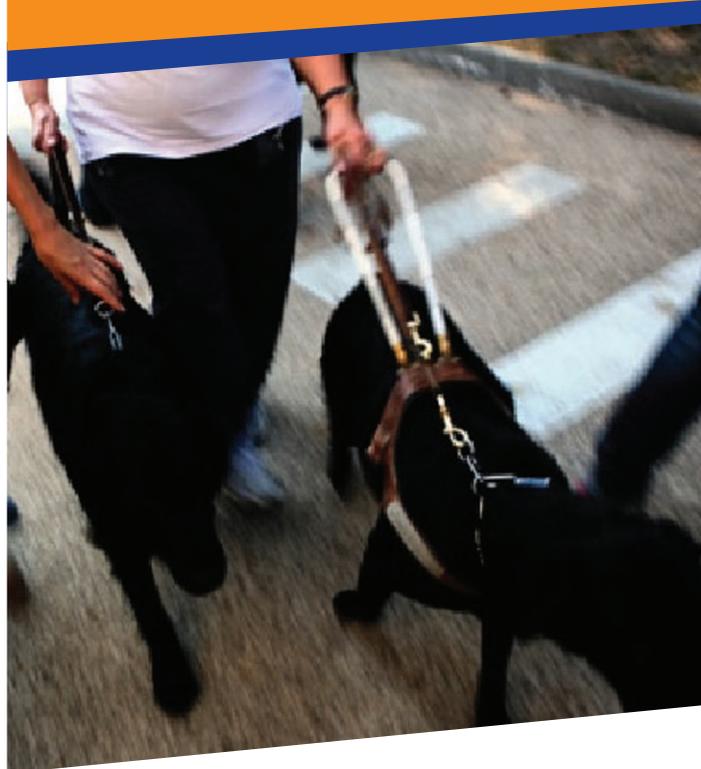
Reasonable Modifications

A housing provider must allow a person with a disability to modify existing premises if the modifications are necessary to afford the person full use and enjoyment of the premises. The tenant is responsible for the cost of the modification. In some circumstances, a landlord may require that the tenant agree to restore the interior of the premises to the original condition.

Examples of reasonable modifications include:

- Widening doorways
- Lowering cabinets
- Installing a wheelchair ramp.

SERVICE AND ASSISTANCE ANIMALS



Persons with disabilities have the right to have guide, service or assistance animals in and around their dwellings. Landlords may not impose any extra charges or security deposits. Tenants, however, are liable for any damage caused by their animals when proof of such damage exists.

ACCESSIBILITY REQUIREMENTS

First-floor units in non-elevator buildings, and all units in elevator buildings, must meet the following accessibility requirements if the building has four or more units and was first occupied after March 13, 1991:

- Public and common use areas must be accessible to persons with disabilities
- Doors and hallways must be wide enough for wheelchairs
- An accessible route into and through the unit
- Accessible light switches, electrical outlets, thermostats and other environmental controls
- Reinforced bathroom walls to allow later installation of grab bars, and
- Kitchens and bathrooms that can be used by people in wheelchairs.

What Type of Housing Is Covered?

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, and single-family housing sold or rented without the use of an agent.