

# Housing Discrimination in North Dakota

The federal Fair Housing Act and the North Dakota Housing Discrimination Act protect North Dakotans from discrimination in housing rules, policies, practices, and services. These laws prohibit discrimination because of a person's:

- Race
- Color
- National origin
- Religion
- Sex
- Age (40 years old and older)
- Mental or physical disability
- Marital status
- Receipt of public assistance
- Familial status
- Status as a victim of domestic violence, in certain circumstances

## When Can Unlawful Housing Discrimination Happen?

- Refusing to sell or rent after a bona fide offer was made.
- Refusing to negotiate for the sale or rental of a dwelling.
- Refusing to show or falsely denying availability.
- Offering or providing different services, facilities, or amenities in connection with a sale or rental of a dwelling.
- Offering, providing, or imposing different terms, conditions or privileges of a sale or rental of a dwelling.
- Refusing to permit reasonable modifications to a dwelling by a person with a disability.
- Refusing to make a reasonable accommodation for a person with a disability.
- Failing to meet accessibility standards for people with disabilities.
- Making representations about characteristics of a neighborhood to encourage the sale or rental of property for lower prices and for profit.
- Advertising a place to live in a manner that shows a discriminatory preference.



**DISABILITY RIGHTS  
NORTH DAKOTA**

[1-800-472-2670](tel:1-800-472-2670)  
[\(701\) 328-2950](tel:(701)328-2950)  
ND Relay 711 TTY  
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Please contact Protection and Advocacy if you need an alternative format

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## What Are Reasonable Housing Accommodations?

Housing providers must make reasonable accommodations in rules, policies, practices, and services to give a person with a disability an equal opportunity to use and enjoy the dwelling unit and common spaces. This includes allowing or making reasonable physical changes to the property. Accommodations are reasonable if they are practical and possible and do not cause an undue burden to the property owner. Examples of requests for accommodations or modifications to the property include:

- A request for a service, assistance, therapeutic, or companion animal
- Placement of specially designed signage (braille)
- Reserved or accessible parking spaces
- Widening doorways for a wheelchair
- Allowing grab bars to be installed in bathrooms
- Allowing installation of a wheelchair ramp
- Replacing doorknobs with levers

A private property owner may require the tenant to pay the costs of a change to the property. They may also require that the tenant set money aside to pay for the costs to return the property to its original state after that tenant moves out. A property owner may not require a “pet security deposit” or additional rent or insurance for a service, assistance, or emotional support animal.

## For Help:

### North Dakota Department of Labor and Human Rights

Receives, investigates, and tries to settle housing discrimination complaints. A complaint form is available on their website; they must help you complete and submit the complaint if you ask.

Toll Free: 1-800-582-8032

TTY Relay ND: 1-800-366-6888

Email: [labor@nd.gov](mailto:labor@nd.gov)

### High Plains Fair Housing Center

Provides information on fair housing and discrimination, investigates discriminatory situations, and may assist with the administrative complaint process.

Toll Free: 1-866-380-2738

TTY Relay ND: 1-800-366-6888

Email: [info@highplainsfhc.org](mailto:info@highplainsfhc.org)

Certain housing properties and housing owners may be exempt from these laws.