

## ND PROTECTION & ADVOCACY PROJECT



### 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?**

Unlawful discrimination in housing may happen by:

- 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 disabilities
- Refusing to make a reasonable accommodation for a person with disabilities
- 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, “Blockbusting”
- Advertising a place to live in a manner that shows a discriminatory preference

### **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 by the tenant (person renting), resident or their guests for a service, assistance, therapeutic, or companion animal
- Placement of specially designed signage (e.g. braille) to help people with visual impairments
- Reserving appropriately placed parking spaces for people with mobility impairments
- 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 modification to the property and 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, therapeutic or companion animal.

Certain housing properties and certain housing owners may be exempt from the housing discrimination laws.

**For Help:**

The **North Dakota Department of Labor and Human Rights**, Bismarck, is responsible to receive, investigate, and try to settle complaints about housing discrimination.

Phone numbers: 701-328-2660; toll free 1-800-582-8032

TTY 1-800-366-6888 or 1-800-366-6889

Website: [www.nd.gov/labor/human-rights/housing](http://www.nd.gov/labor/human-rights/housing)

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

A complaint form is available on this website. The Department must help you complete and submit the complaint if you ask.

**High Plains Fair Housing Center**

Phone numbers: 701-203-1077; toll free 1-866-380-2738

Website: [www.highplainsfhc.org](http://www.highplainsfhc.org)

**See also:**

[SSI and SSDI Overpayments fact sheet](#)

**FOR MORE INFORMATION, CONTACT:**

**ND PROTECTION & ADVOCACY PROJECT**

**400 E. BROADWAY, SUITE 409**

**BISMARCK, ND 58501**

**1-800-472-2670 OR (701) 328-2950**

[www.ndpanda.org](http://www.ndpanda.org)

[panda\\_intake@nd.gov](mailto:panda_intake@nd.gov)



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