

# FAIR HOUSING NOTICE

*Federal, State and Local Fair Housing Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.*

## THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

## YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

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ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001  
• Customer Service: (518) 474-4429 • Website: [www.dos.ny.gov](http://www.dos.ny.gov) • E-Mail: [licensing@dos.ny.gov](mailto:licensing@dos.ny.gov)

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*This sign must be prominently posted in all real estate broker offices  
and at all public open houses.*



## NOTICE TO ALL REAL ESTATE BROKERS AND SALESPEOPLE

### *Guidance Regarding Prohibited Discriminatory Practices*

***Under Governor Cuomo's leadership, the Department of State and the Division of Human Rights have partnered to vigorously enforce New York State's fair housing laws***

#### **Department of State Regulation -- Discriminatory Practices**

Under Article 12-A of the NYS Real Property Law, real estate brokers and salespeople are currently prohibited from engaging in "untrustworthy or incompetent" behavior, including discrimination. The Department of State regulations specify that discrimination is unlawful and clarifies that a finding of discrimination by a court or agency against a real estate licensee will constitute evidence of untrustworthiness in a Department of State disciplinary proceeding. In addition to any fines or penalties imposed by a court or other agency, the Department of State will seek to impose sanctions, including, but not limited to license revocation or suspension, fines and restitution against any licensee found to have engaged in discriminatory practices or conduct.

#### **What Is Discrimination?**

Discrimination means treating someone differently. The New York Human Rights Law prohibits discrimination in housing based upon an individual's:

- |         |                                   |                    |
|---------|-----------------------------------|--------------------|
| ■ Age   | ■ Sexual Orientation              | ■ Military Status  |
| ■ Creed | ■ National Origin                 | ■ Familial Status  |
| ■ Race  | ■ Marital Status                  | ■ Gender Identity  |
| ■ Color | ■ Domestic Violence Victim Status | ■ Source of Income |
| ■ Sex   | ■ Disability                      |                    |

More information regarding what constitutes discriminatory practices in the sale or rental of housing or other real estate can be found in the New York State Division of Human Rights' Fair Housing Guide:

<https://dhr.ny.gov/sites/default/files/pdf/nysdhr-fair-housing-trifold-brochure.pdf>

#### **Continuing Education**

Additional information may also be obtained through approved fair housing courses designed to help licensees meet their 22.5 hour continuing education requirement. Of these 22.5 hours, three must be devoted to fair housing and discrimination. If you would like information about approved fair housing courses, please contact the Department of State or visit the Department's website at: <http://www.dos.ny.gov>

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