

# THE FAIR HOUSING LAW

**THE FAIR HOUSING LAW DECLARES THAT IT IS ILLEGAL TO DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGIOUS CREED, NATIONAL ORIGIN, SEX, GENDER IDENTITY, SEXUAL ORIENTATION, AGE, CHILDREN, ANCESTRY, GENETIC INFORMATION, MARITAL STATUS, VETERAN STATUS OR MEMBERSHIP IN THE ARMED SERVICES, PUBLIC ASSISTANCE RECIPIENCY, OR HANDICAP (MENTAL OR PHYSICAL)**

It is unlawful practice for Owners, lessees, sublessees, licensed real estate brokers, assignees, managing agents, or unit owners to refuse (on the basis of membership in one or more of the above groups) the:

Right to Buy

Right to Lease

Right to Rent

Right of Ownership

Right of Possession

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## Under Massachusetts Law, it is illegal to:

Discourage a person from buying or renting a dwelling in a particular area and encourage him or her to buy or rent in another area.

Represent that a dwelling is not available for sale, rent or inspection when the dwelling is in fact so available.

Charge or quote a higher rental or sale price for a dwelling.

State or provide less favorable terms for the rental or a sale of a dwelling.

Publish discriminatory advertising.

Discriminate in the granting or mortgage loans.

Discriminate on the basis of handicap by refusing to make reasonable accommodations in policies and services or refusing to permit reasonable modifications of dwellings.

Discriminate on the basis of rental subsidy reciprocity by refusing to rent to subsidy recipients because of subsidy program requirements.

Refuse to rent to families with children under six because of lead paint.

### Notice to Real Estate Agents:

State Law provides *limited* exemptions for owners of *certain types* of residential properties. *These exemptions do not apply to real estate agents.*

## Complaints:

ALL COMPLAINTS MUST BE FILED IN WRITING. INFORMATION ON THE FILING OF COMPLAINTS CAN BE OBTAINED BY EITHER VISITING OR CONTACTING THE MASSACHUSETTS COMMISSION AGAINST DISCRIMINATION AT THE FOLLOWING LOCATIONS:

One Ashburton Place, Rm. 601  
Boston MA 02108  
617-994-6000 Voice  
617-994-6196 TTY

436 Dwight Street, Rm. 220  
Springfield MA 01103  
413-739-2145 Voice

[www.mass.gov/mcad](http://www.mass.gov/mcad)

*Massachusetts General Laws, G.L. c. 151B §7 mandates the posting of this notice.*