

Who Can File a Fair Housing Complaint?

Literally anyone can file a complaint alleging discrimination- a person, a business, an organization, even someone associated with the victim can file a complaint if they were also harmed by the discriminatory housing practice

When Should I File a Fair Housing Complaint?

A complainant [person alleging discrimination] should file a complaint within one year of the most recent discriminatory housing practice, at the latest. If the alleged violation occurred, for example, 366 days ago it would not be a timely violation eligible for filing.

One can also file if the discrimination is currently ongoing, or is about to occur in the future

What is Considered 'Housing?'

Housing is referred to as a Dwelling. Simply speaking, it is your primary residence. All fair housing complaints must address an interest in a primary residence dwelling, not a second home, vacation home, or temporary housing like a hotel, motel or an RV park for example.

A Dwelling could also refer to vacant land intended to be your primary residence. For example, you could allege that you were discouraged from purchasing vacant land where you intended to build your home because of your Race, for example.

Dwelling could also refer to an apartment, condo, or home that you wanted to rent or lease as a primary residence. Fair housing complaints often deal with discrimination that occurs during the application or home seeking process, not necessarily with those already housed.

Do I Need an Attorney to File a Complaint?

No, not at all. The Fair Housing Act was designed to protect anyone from discrimination, not just those who can afford to hire counsel. This is why the process is an administrative one, not a civil one requiring court appearances. Most of the process is handled via correspondence, email, and phone calls with HUD investigators.