



TOWNE PROPERTIES

FAIR HOUSING ACT

Federal Housing Administration (FHA) Fair Housing Act

The FHA provides disability protection. Associations must take affirmative steps to allow persons with disabilities an equal opportunity to live on the property, including listening to and acting on requests that involve a disability. Boards do have leeway to create restrictions for architectural modifications. Still, they cannot be so restrictive that they cause undue financial hardship on the person making the request.

Protected classes include:

- Race
- Color
- National origin
- Religion
- Sex (gender)
- Familial status (families)*
- Handicap (disability)*

*Most likely to affect associations.

The FHA has two categories of accommodations:

- Reasonable accommodations
 - Change of policy/rules/procedures or an exception.
 - Necessary to accommodate a disability.
 - Can be requested at any time.
- Disability accommodations
 - Physical Change to allow full use.
 - May be required to show proof of disability.
 - May be required to return to original condition.
 - Cannot create an undue financial burden.