



## FAIR HOUSING OVERVIEW

Provo City Development Services and the Utah Valley HOME Consortium seek to ensure equal access to housing for all people through education.

### GENERAL GUIDELINES

- Even when illegal discriminatory actions are not intentional, they are still illegal.
- If options are offered to one applicant and not to another based on their membership in a protected class, it is illegal discrimination.
- If assumptions are made about potential tenants or clients – their ability to pay, about their likelihood of being “good” clients, about their potential for causing problems – based on their race, disability, nationality, accent, family size, etc. it is illegal discrimination.

### WHAT HOUSING IS COVERED?

- Single family homes owned by private persons when a real estate broker and/or discriminatory advertising is used to rent or sell the home;
- Single family homes not owned by private persons (such as corporations or partnerships) even if a broker is not used to rent or sell the home;
- Multi-family dwellings with five or more units, including rooming houses; and
- Multi-family dwellings with four or less units, if the owner does not live in one of the units.

### WHAT HOUSING IS NOT COVERED?

- The law does not apply to noncommercial housing run by religious organizations and private clubs that limit occupancy solely to members.

### FOR MORE INFORMATION

Fair Housing and civil rights are critical in making sure all Americans have equal access to the housing of their choice. The public is protected by fair housing and civil rights laws and can benefit from understanding these protections. By visiting the [Fair Housing and Civil Rights page](#), you will find resources and trainings on foundational fair housing topics, fair housing planning and more.

**HUD Web:** [hud.gov](https://www.hud.gov)

**HUD Fair Housing Complaint**

**Page:** [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/complaint-process](https://www.hud.gov/program_offices/fair_housing_equal_opp/complaint-process)

**HUD Local:** <https://www.hud.gov/states/utah/offices>

**HUD Local Rental Info in Utah:** <https://www.hud.gov/states/utah/renting/tenantrights>

You may obtain a copy of the Utah Fair Housing Act [here](#). The Utah Office of Fair Housing may be reached at: 801 530-6801 OR 1 800 222-1238; TDD 801 530-7685.