

## FAIR HOUSING

**FAIR HOUSING:** Fair Housing laws are designed to protect your right to seek housing anywhere you can afford to live. The Fair Housing Act is enforced by the U.S. Department of Housing and Urban Development (HUD).

On a local level, the City of Piqua promotes Fair Housing through Chapter 97 Fair Housing Standards of the City of Piqua Codified Ordinances. <http://piquaoh.org/fair-housing/>

The Federal Fair Housing Act and Chapter 4112 of the Ohio Revised Code specifically make it illegal to discriminate in housing or dwelling related transactions. The National Fair Housing Act of 1968 (Title VIII of the Civil Rights Act of 1968), was amended to broaden protection through the Fair Housing Amendments Act of 1988 which became effective in March 12, 1989. The Federal Fair Housing Act, and Chapter 4112 of the Ohio Revised Code address discrimination in housing on the basis of:

- Ancestry (Ohio Law) – Refers to an individual's line of decent or lineage;
- Color – Refers to a person's complexion or skin tone;
- Disability – Refers to a person's physical or mental disability;
- Familial Status – Refers to children under the age of 18 living with parents or legal custodians; pregnant women; and people securing custody of children under 18;
- National origin – Refers to the country in which a person was born, or from which the person's ancestors came;
- Race – Refers to a family, tribe, or group of people coming from the same common ancestors;
- Religion – Refers to all aspects of religious belief, observance, and practice;
- Sex – Refers to either the male or female gender;
- Military status (Ohio Law) – Refers to a person's status in "service in the uniformed services".



**TENANT-LANDLORD RIGHTS and RESPONSIBILITIES:** The Ohio Tenant-Landlord Act of 1974 outlines the rights and responsibilities of both tenants and landlords. Ohio statutes are written to protect residential tenants from unfair treatment by their landlords, and to also protect landlords from the unreasonable demands and inappropriate actions of their tenants. The law holds landlords to certain standards in the maintenance of residential rental units, and also enforces the obligation of tenants to pay rent in full when it is due. Landlords and tenants should be prepared to meet their respective obligations under the law, and, if necessary, to prove their case in court.

The Miami County Fair Housing office has produced a guide book that provides general information about residential landlord and tenant rights and responsibilities in Ohio. To view the guide book visit [http://piquaoh.org/download/fair\\_housing\\_landlord%20tenant\\_rights\\_responsibilities\\_booklet.pdf](http://piquaoh.org/download/fair_housing_landlord%20tenant_rights_responsibilities_booklet.pdf)

**MIAMI COUNTY HUMAN SERVICES DIRECTORY:** The Miami County Community Action Council and Metropolitan Housing Authority have published a directory of the agencies in Miami County, Ohio that offer human services. To view the directory visit <http://miamiacac.org/>

**Disclaimer -** This publication provides a summary of the actual code language related to this topic and is intended only to highlight the information most relevant to the subject topic. To view the adopted language concerning this topic please visit [codelibrary.amlegal.com/codes/piqua/](http://codelibrary.amlegal.com/codes/piqua/) and access the code sections referenced in this document.