

Fair Housing Laws: Know Your Rights

Federal Fair Housing Act Protected Classes	Wisconsin Open Housing Law Protected Classes	Local Fair Housing Ordinances Protected Classes
<p>Federal law makes it illegal to discriminate in housing because of:</p> <p>Race – A person’s race or the race of persons with whom one associates.</p> <p>Color – A person’s skin color.</p> <p>Sex – A person’s sex, including sexual harassment or intimidation.</p> <p>National Origin – The country of one’s birth and/or the nationality of one’s ancestors.</p> <p>Religion – A person’s religious beliefs or denominational affiliation.</p> <p>Disability/Handicap – A physical or mental impairment that substantially limits one or more major life activities.</p> <p>Family/Familial Status – Household composition, including the presence of children.</p>	<p>State law includes all federal protections, plus the following additional classes:</p> <p>Age – Persons 18 years of age and older.</p> <p>Ancestry – The country of one’s birth and/or the nationality of one’s ancestors.</p> <p>Marital Status – Married, single, divorced, widowed or separated.</p> <p>Lawful Source of Income – A person’s legal means of income, including such subsidized forms as Social Security, Food Stamps, Unemployment Compensation, etc.</p> <p>Sexual Orientation – Heterosexuality, homosexuality and bisexuality.</p> <p>Domestic Abuse, Sexual Assault and Stalking Victims – Persons who have been or are victims of domestic abuse, sexual assault or stalking.</p>	<p>The City of Milwaukee and Milwaukee County have these additional protected classes:</p> <p>Domestic Partnership – Having status in a domestic partnership.</p> <p>Gender Identity or Expression – A gender identity, appearance, expression, or behavior of an individual, regardless of the individual’s legal or biological sex at birth.</p> <p>Genetic Identity – Genetic information unique to an individual, including results of genetic tests (City of Milwaukee only).</p> <p>Homelessness – The status of lacking housing, including being a resident of transitional housing or a supervised temporary living facility (City of Milwaukee only).</p> <p>Military Service – Past or present membership in the military (City of Milwaukee only).</p> <p>Receipt of rental or housing assistance – Any form of financial contribution from a third party, including but not limited to housing choice vouchers, commonly known as Section 8 (Milwaukee County only).</p>

METROPOLITAN
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Questions? Call 414-278-1240 or 1-877-647-3247 (outside the 414 area code) for more information, or visit www.fairhousingwisconsin.com

If you need materials in alternate formats or other accommodations to access our services, please call 414-278-1240.

The following practices are prohibited when based on a person's membership in a protected class:

- Refusing to sell, rent, insure, construct and/or finance housing
- Refusing to discuss the terms of the sale, rental, insurance, construction and/or financing of housing.
- Refusing to allow inspection of housing.
- Misrepresenting the availability of housing for sale, rent or inspection.
- Applying different terms or conditions for the sale, rental, insurance, construction and/or financing of housing.
- Refusing to allow reasonable modifications or accommodations for persons with disabilities.
- Printing, publishing or displaying advertisements or notices that state or indicate a preference based on a protected class.
- Engaging in harassment, coercion or intimidation.
- Blockbusting, which consists of efforts to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the presence or entry of a person or persons of a protected class or economic status.
- Steering, which is restricting or attempting to restrict, by word or action, an individual's housing choices.
- Segregation by floor, building, development, or community based on membership in a protected class.
- Refusing to renew a lease or causing the eviction of a tenant.