

5 Things You Should Know About Disability Discrimination in Housing

- 1 Having a disability cannot keep you from owning or renting property.** The New Jersey Law Against Discrimination (LAD) prevents housing providers from discriminating and harassing current and potential tenants based on a disability when trying to sell, rent, or purchase property. Housing providers include landlords, condominium boards, and homeowners' associations.
- 2 You cannot be denied housing because of your disability.** It is illegal for housing providers to prevent you from renting or buying property because of your disability. For example, a landlord cannot refuse your rental application because you use a service dog.
- 3 You cannot be required to satisfy different or extra conditions to obtain housing because of your disability.** For example, housing providers cannot charge you extra rent, charge a fee for a reasonable accommodation, require extra insurance, or shorten your lease because of your disability. Landlords cannot ask for information about your disability as a condition of your lease.
- 4 You cannot be evicted because of your disability.** A landlord cannot use your disability or a family member's disability as a reason to evict you. For example, a landlord cannot evict you because of your child's disability or refuse to renew your lease because you need a service dog.
- 5 Housing providers must make reasonable accommodations for your disability unless doing so would be unduly burdensome to the housing provider.** Accommodations may include changing the monthly rent date to accommodate when disability checks are received or allowing changes to a unit needed to accommodate your disability. If the housing provider refuses, they must establish that an accommodation would be an undue burden.

To find out more or to file a complaint, go to NJCivilRights.gov or call 1.833.NJDCR4U. The Division on Civil Rights (DCR) enforces the LAD, which protects all people from discrimination in NJ regardless of immigration status. To learn more, click [here](#).

The LAD protects you against retaliation. No one can retaliate against you for reporting possible LAD violations; filing a discrimination complaint internally, with DCR, or in court; or exercising any other rights under the LAD.

Available in other languages on the [Resources section](#) of DCR's website.

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NJ Office of the Attorney General
NJCivilRights.gov

