

Click for NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Details

Phone: +1-678-667-2454

Description

Kathy Hochul Governor Rossana Rosado Secretary of State A Division of the New York Department of State NYS HOUSING AND ANTI-DISCRIMINATION NOTICE Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. It is unlawful to discriminate based on certain protected characteristics, which include, but are not limited to: race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status. THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS: Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic. Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic. Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment. Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics. Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies. Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal. Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord. Refusing to rent to a renter who is a victim of domestic violence. YOU HAVE THE RIGHT TO FILE A COMPLAINT New York State, Department of State: (518) 474-4429 New York State, Division of Human Rights: (844) 862-8703 ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001 •



Scan the code above with your mobile device to go directly to the NB New York website for Click for NYS HOUSING AND

Customer Service: (518) 474-4429 •

Website: <https://dos.ny.gov> • E-Mail:

licensing@dos.ny.gov REGIONAL OFFICES:

• BINGHAMTON • BUFFALO •

HAUPPAUGE • NEW YORK CITY • UTICA

This sign must be prominently posted in all real estate broker offices and at all public open houses. New York State Department of State, Division of Licensing Services (518)

474-4429 www.dos.ny.gov New York State

Division of Consumer Rights (888) 392-3644

New York State Housing and

Anti-Discrimination Disclosure Form Federal,

State and local Fair Housing and

Anti-discrimination Laws provide

comprehensive protections from

discrimination in housing. It is unlawful for

any property owner, landlord, property

manager or other person who sells, rents or

leases housing, to discriminate based on

certain protected characteristics, which

include, but are not limited to race, creed,

color, national origin, sexual orientation,

gender identity or expression, military status,

sex, age, disability, marital status, lawful

source of income or familial status. Real

estate professionals must also comply with all

Fair Housing and Anti-discrimination Laws.

Real estate brokers and real estate

salespersons, and their employees and

agents violate the Law if they: • Discriminate

based on any protected characteristic when

negotiating a sale, rental or lease, including

representing that a property is not available

when it is available. • Negotiate

discriminatory terms of sale, rental or lease,

such as stating a different price because of

race, national origin or other protected

characteristic. • Discriminate based on any

protected characteristic because it is the

preference of a seller or landlord. •

Discriminate by “steering” which occurs

when a real estate professional guides

prospective buyers or renters towards or

away from certain neighborhoods, locations

or buildings, based on any protected

characteristic. • Discriminate by

“blockbusting” which occurs when a real

estate professional represents that a change

has occurred or may occur in future in the

composition of a block, neighborhood or

area, with respect to any protected

characteristics, and that the change will lead

to undesirable consequences for that area,

such as lower property values, increase in

crime, or decline in the quality of schools. •

Discriminate by pressuring a client or

employee to violate the Law. • Express any

discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record. YOU HAVE THE RIGHT TO FILE A COMPLAINT If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703. You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:
- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429. There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint. DOS-2156 (065/20) New York State Department of State, Division of Licensing Services (518) 474-4429 www.dos.ny.gov New York State Division of Consumer Rights (888) 392-3644 New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit <https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>. This form was provided to me by (print name of Real Estate Salesperson/ Broker) of (print name of Real Estate company, firm or brokerage) (I)(We) (Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature Date:
Buyer/Tenant/Seller/Landlord Signature Date:
Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.
DOS-2156 (06/20)