

- All units must have:
  - ▶ An accessible route into and through the unit
  - ▶ Accessible light switches, electrical outlets, thermostats, and other environmental controls
  - ▶ Reinforced bathroom walls to allow later installation of grab bars
  - ▶ Kitchens and bathrooms that can be used by people in wheelchairs.

Buildings without an elevator must apply these standards to ground-floor units.

If you believe that you have been discriminated against in housing, file a complaint of discrimination by contacting one of our offices. Complaints must be filed within 180 days of the alleged discrimination. All complaints will be investigated and those found to have engaged in an unlawful discriminatory practice will be ordered to cease and desist their discriminatory conduct and will be ordered to pay damages and civil penalties.

## Contact Information

**The Missouri Commission  
on Human Rights**  
P.O. Box 1129  
Jefferson City, MO 65102-1129

To File a  
Discrimination Complaint, Contact:  
**The Missouri Commission  
on Human Rights**  
Jefferson City Office: 573-751-3325  
St. Louis Office: 314-340-7590  
Toll Free: 877-781-4236

**Relay Missouri:**  
If calling by home phone or cell  
phone, dial 711. All other callers  
should dial 800-735-2966.

## Fair Housing

*Promoting  
Discrimination-Free  
Neighborhoods*



A guide on how to prevent housing discrimination for homeowners, landlords, and those looking to purchase or rent a home or apartment.

**MISSOURI  
COMMISSION ON  
HUMAN RIGHTS**

The Missouri Commission on Human Rights works to protect potential home buyers and renters from being discriminated against. MCHR provides training and education to housing providers, mortgage lenders, renters, and homebuyers about their rights and responsibilities under the law. This brochure contains information for all interested parties regarding the fair housing requirements of the Missouri Human Rights Act.

## Housing Discrimination

### *Mortgage Lenders/ Housing Providers*

The Act makes it illegal to discriminate in any aspect of housing because of an individual's race, color, national origin, ancestry, religion, sex, familial status (children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability including:

- Refusing to rent or sell
- Lying about the availability of housing
- Evicting someone from housing
- Discriminating in the terms and conditions of housing, such as amount of rent, security deposits, house sale prices, financing, the use of facilities, or maintenance

- Blockbusting
- Refusing to make a mortgage loan or purchase a loan
- Refusing to provide information regarding loans
- Imposing different terms or conditions on a loan, such as different interest rates, points, or fees
- Discriminating in appraising a property
- Advertising.

## Disability Discrimination

Additional housing protections exist if you are a person with a disability. If you are a person with a disability, then **your landlord may not** refuse to permit you to make reasonable modifications to your dwelling, at your expense, which are necessary to accommodate your disability. Furthermore, the landlord is required to make reasonable accommodations to your disability in rules, policies, practices, or services.

## Familial Status Discrimination

Unless an apartment building or community qualifies as housing for older persons, it **may not** discriminate based on familial status. That is, it may not

discriminate against families in which one or more children under the age of 18 live with a parent, a person who has legal custody of the child or children, or the designee of the parent or legal custodian, with the parent or custodian's written permission. Familial-status protection also applies to pregnant women and anyone securing legal custody of a child under the age of 18.

*Housing for older persons is exempt from the prohibition against familial status discrimination if at least eighty percent of the units are occupied by at least one person fifty-five or older.*

## Requirements for New Apartment Buildings

Buildings that are ready for first occupancy after March 13, 1991, and have an elevator and four or more units are subject to the following requirements:

- Public and common areas must be accessible to persons with disabilities
- Doors and hallways must be wide enough to accommodate people in wheelchairs.