

# What To Know Before You Rent

As a tenant in the state of Utah you have certain rights. Among your rights, is the right to fair housing under the **Federal Fair Housing Act** and also the right to a peaceful enjoyment and habitable living conditions under the **Utah Fit Premises Act**. You have certain rights in the eviction process and your landlord also has certain rights as a property owner.

## The Right to Fair Housing

The **Federal Fair Housing Act** provides protection against housing discrimination based on any of the following:

- **Race**
- **National Origin**
- **Sex**
- **Family Status (families with children under 18)**
- **Religion**
- **Disability**



The **Utah Fair Housing Act** also protects individuals from discrimination on source of income, sexual orientation and gender identity. In the state of Utah, you have the right to select housing regardless of your source of income (for example, if you receive state, local, or federal government housing vouchers).

This means that families receiving subsidies **such as welfare, food stamps, or housing vouchers cannot be denied housing solely because they receive such assistance**. However, tenants can still be denied based on amount or stability of income and you may have to provide proof that you are actually receiving it. Victims of discrimination may use the State and Federal Fair Housing Acts to resolve problems and disputes.

## What is Housing Discrimination?

Housing discrimination doesn't always mean having a door slammed in your face or a bigoted remark directed at you. It could be something as simple as being politely turned away from the housing of their choice, even though they qualify. **The following are some examples of possible discriminations:**

- A woman with a disability who uses an assistance animal was refused a rental unit in an apartment with a "no pets" policy, or the landlord called her doctor to dispute her need for the animal.
- A mom with two kids asks about a rental unit, but is told that the complex is too quiet for families and should look elsewhere.
- A young family is denied the chance to use their Section 8 voucher at an apartment they want to rent, they are told the landlord "doesn't accept housing vouchers."
- A Hispanic man is told that an apartment is no longer available but then a white man is told the apartment is still available.
- A man with a disability that receives Social Security is told that he cannot rent an apartment without any income.
- Two African American men without any lease violations were evicted by a landlord who