



Do You Receive Help With Your Rent? **The Law Protects You from Discrimination**

Westchester's Fair Housing Law protects Westchester County residents from discrimination in housing on the basis of color, religion, ethnicity, creed, age, national origin, alienage, or citizenship status, familial status, gender, marital status, sexual orientation or disability.

The “**Source of Income**” **discrimination law** adds to Westchester's Fair Housing Law by prohibiting discrimination in the sale, rental or lease of housing based on source of income, meaning any lawful, verifiable income including **social security, public assistance** and **housing assistance** such as **Section 8**. Westchester landlords and Realtors are not allowed to turn down renters because they pay rent using a Section 8 voucher, disability benefits, Social Security, welfare, or other government assistance.

The law applies immediately to tenants with leases as of June 26, 2013. The law applies to all other people beginning January 2014.

Although the legislation bans discrimination based on source of income, it allows landlords to assess potential tenants' level of income and evaluate their ability to make rent payments using reasonable business judgment. The law does not apply to co-ops, condos, privately owned buildings with six or fewer units, or buildings already exempt from the Fair Housing Law.

Landowners or other people found to have committed unlawful discriminatory real estate practices will be required to pay fines to Westchester County.

If you think that you have been discriminated against, you should file a written complaint with the **Westchester County Human Rights Commission** at:

112 East Post Road, 3rd Floor
White Plains, NY 10601
Phone: (914) 995-7710
Fax: (914) 995-7720
TTY: (914) 995-7754
E-mail: HRC@westchestergov.com

For more information, contact **Legal Services of the Hudson Valley** at 877-LSHV-LAW (877-574-8529) or www.lshv.org