

The Commonwealth of Pennsylvania

HUMAN RELATIONS COMMISSION



OFFICIAL NOTICE

Responsibilities of Owners of Real Property under
the PENNSYLVANIA HUMAN RELATIONS ACT of October 27, 1955, P.L. 744, as amended

The Pennsylvania Legislature has made it illegal: To refuse to sell, lease, finance or otherwise deny or withhold residential or commercial property located in the Commonwealth of Pennsylvania because of any person's:

| | | | | |
|------------------------|--------------|-----------------|------------------------|------------------------|
| Race | Color | Sex | Disability | Age |
| Religious Creed | | Ancestry | National Origin | Familial Status |

OR

To refuse to lease, or discriminate in the terms of selling or leasing, or in furnishing facilities, services or privileges in connection with the ownership, occupancy or use of any residential or commercial property because of any person's:

Race, Color, Sex, Religious Creed, Ancestry, National Origin, Disability, Age, Familial Status, Use of a Guide or Support Animal Because of the Blindness, Deafness or Physical Disability of the User or Because the User is a Handler or Trainer of Support or Guide Animals

OR

Construct, operate, offer for sale, lease or rent or otherwise make available housing or commercial property which is not accessible. The term "**accessible**" means being in compliance with the applicable standards as provided under the **Fair Housing Act, the Americans with Disabilities Act of 1990 and the Universal Accessibility Act.**

It is also unlawful for:

Any person to retaliate against an individual because the individual has filed a complaint with the Commission, or has otherwise participated in any Commission proceeding, or for any person to aid or

abet any unlawful discriminatory practice under the Human Relations Act.

OR, BECAUSE OF:

The disability of an individual with whom the person is known to have a relationship or association.

OTHER APPLICABLE LAWS EXPLAINED

CIVIL RIGHTS ACT OF 1866 provides that all citizens of the United States shall have the same right in every state and territory thereof to inherit, purchase, lease, sell, hold and convey real and personal property, and prohibits all racial and ethnic discrimination without exception in the sale or rental of property.

TITLE VIII of the **FEDERAL CIVIL RIGHTS ACT OF 1968** prohibits discrimination in housing based on race, color, sex, religion, national origin, familial status, disability or intimidation.

COURT AWARDS under either of the above laws, federal courts may award successful plaintiffs actual and punitive damages, attorney's fees and injunctive relief.

TITLE IX of the **CIVIL RIGHTS ACT OF 1969** provides criminal penalties for the willful or attempted injury, intimidation or interference with any person because of his/her race, color, sex, religion, national origin, familial status or disability who is selling, purchasing, renting, financing or occupying any dwelling or contracting or negotiating for the sale, purchase, rental, financing or occupation of any dwelling or applying for or participating in any service, organization or facility relating to the business of selling or renting dwellings.

REAL ESTATE BROKERS LICENSE ACT OF MAY 1, 1929, P.L. 1216, as amended, makes it unlawful for a real estate broker or salesperson to accept a listing with an understanding that illegal discrimination in the sale or rental of property is to be practiced.

LOCAL ORDINANCES prohibiting discrimination in housing may exist in your locality, and should be consulted for any additional protection these ordinances may provide.

AMERICANS WITH DISABILITIES ACT OF 1990 prohibits discrimination because of a disability in employment, public service and public accommodation (which includes commercial property).

UNIVERSAL ACCESSIBILITY ACT (PA ACT 166) requires accessibility for persons with disabilities in certain new and rehabilitated residential and commercial property.

TO OWNERS OF REAL PROPERTY IN PENNSYLVANIA

YOU ARE LEGALLY RESPONSIBLE for your own actions and the actions of any agent acting on your behalf. Under the Pennsylvania Human Relations Act and other state and federal legislation, which prohibit discrimination in housing, you bear the responsibility for seeing that discriminatory acts do not occur.

PROTECT YOURSELF by providing your agent with verbal and written instructions that in all transactions relating to your property — including all services provided in connection with the transactions —

you wish to comply with all civil rights ordinances including, but not limited to: The Pennsylvania Human Relations Act, The Civil Rights Act of 1866, Title VIII of the Civil Rights Act of 1968, the Americans with Disabilities Act of 1990 and the Universal Accessibility Act (PA Act 166).

Under the Pennsylvania Human Relations Act, neither you or your broker/salesperson/agent may:

Steer or otherwise direct a property seeker's attention to a particular neighborhood based on the race, color, religion, national origin, ancestry, sex, disability, age, familial status or use of a guide or support animal because of the blindness, deafness or physical disability of the user, or because the user is a handler or trainer of support or guide animals, of either the property seekers or persons already residing in that neighborhood.

Volunteer information to or invite questions from property seekers concerning the race, color, religion, national origin, ancestry, sex, disability, age, familial status or use of a guide or support animal because of the blindness, deafness or physical disability of the user or because the user is a handler or trainer of support or guide animals of persons already residing in a neighborhood.

Answer questions from or initiate a discussion with persons who are selling, renting or otherwise making housing or commercial property available concerning the race, color, religion, national origin, ancestry, sex, disability, age, familial status or use of a guide or support animal because of the blindness, deafness or physical disability of the user or because the user is a handler or trainer of support or guide animals of prospective buyers, applicants or others seeking housing.

Engage in certain practices which attempt to induce the sale, or discourage the purchase or lease of housing accommodations or commercial property by making direct or indirect reference to the present or future composition of the neighborhood in which the facility is located with respect to race, color, religion, sex, ancestry, national origin, disability, age, familial status or guide or support animal dependency.

Engage in any course of action which could be construed as reluctant or delayed service having the effect of withholding or making unavailable housing accommodations or commercial property to persons because of their race, color, religion, national origin, ancestry, sex, disability, age, familial status or use of a guide or support animal.

RULES AND REGULATIONS

16 Pennsylvania Code 43.14 requires that all licensed brokers or salespersons with whom you list your property for sale or rent **shall provide you with a copy of this notice** in order that you may be made aware of the laws you are required to obey.

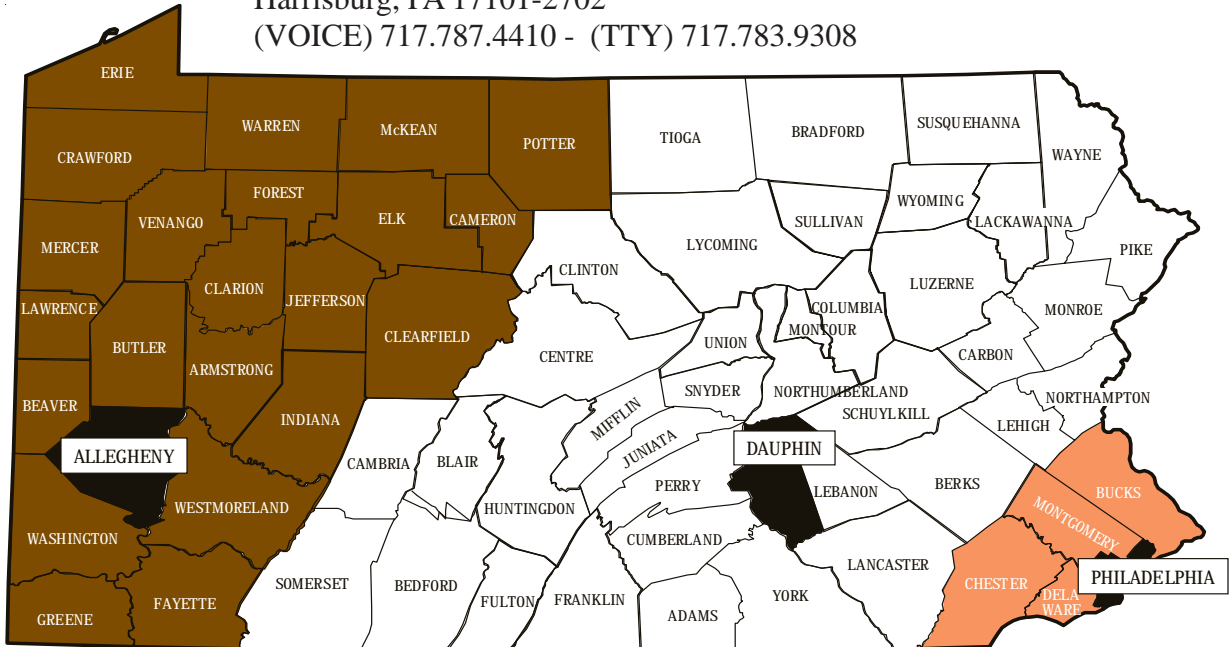
The Commission provides equal opportunity in employment and service to the public.
Pennsylvania is proud to be an equal opportunity employer supporting workforce diversity.

PA Human Relations Commission

Visit us @ www.phrc.state.pa.us

Central Office

Pennsylvania Place - Suite 300 - 301 Chestnut Street
Harrisburg, PA 17101-2702
(VOICE) 717.787.4410 - (TTY) 717.783.9308



Pittsburgh Regional Office

11th Floor State Office Building
300 Liberty Avenue
Pittsburgh, PA 15222
(VOICE) 412.565.2798
(TTY) 412.565.5711

Harrisburg Regional Office

Riverfront Office Center
1101-1125 S. Front Street, 5th Floor
Harrisburg, PA 17104-2515
(VOICE) 717.772.2485
(TTY) 717.787.7279

Philadelphia Regional Office

711 State Office Building
1400 Spring Garden Street
Philadelphia, PA 19130
(VOICE) 215.560.2496
(TTY) 215.560.3599

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