

# What to Look Out For

Unlawful discrimination against people based on their disability can take many forms. Below are some examples that might violate the New York State Human Rights Law. If you think you have experienced discrimination, report it to us.

- A person who uses a wheelchair rents an apartment, but they are not able to get up the steps in the front of the building without help from others. When the tenant asks the property manager if this issue can be addressed, the property manager says they cannot accommodate wheelchairs or walkers and refuses to discuss possible modifications.
- A doctor recommends that their patient, who has been experiencing depression, adopts a companion animal. The patient adopts an animal only to be told by their building management that the pet cannot live there, regardless of any medical condition.
- A landlord tries to evict the tenants of an apartment where a person with a disability lives, shortly after telling them that their requests for accommodations and modifications make them “too difficult” as tenants.
- During the application process for a new apartment, a housing provider tells a person with a disability that they will need to pay a higher security deposit than other tenants because of the possible need to make modifications to the unit for their disability.

# Report Discrimination

If you believe you have experienced discrimination, you can report it to us. If it is under our authority, we will investigate.

Reporting discrimination to the Division of Human Rights is free, and you do not need an attorney to submit a report or file a complaint.

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The easiest way to report discrimination is to **call**:

**844-NYS-DHRI  
(844-697-3471)**

A trained representative will help you with your report.

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You can also report discrimination online at [dhr.ny.gov](https://dhr.ny.gov) or by scanning the QR code below:



Learn more and stay connected:  
[dhr.ny.gov](https://dhr.ny.gov) | [@NYSHumanRights](https://twitter.com/NYSHumanRights)



Division of  
Human Rights

Know Your Rights:  
**Disability Discrimination  
in Housing**  
Under the New York State  
Human Rights Law



## Your Housing Rights

The New York State Human Rights Law makes it illegal for housing providers to discriminate against someone because of their disability.

It is illegal to discriminate against someone with a disability in the rental, sale, or leasing of housing.

It is also illegal for a landlord to discriminate against someone because they have a history of a disability, or because the landlord thinks someone has a disability.

The New York State Human Rights Law applies to everyone who sells, rents, or leases housing, including owners, managing agents, and real estate brokers or other agents.

It is unlawful for a landlord to take any retaliatory action against a person for filing a complaint of discrimination.

Real estate brokers, real estate salespersons, and their employees have additional obligations. It is illegal for them to take either of the following discriminatory actions based on a person's disability:

- Refuse to negotiate for the sale, rental or leasing of housing; or
- Represent that housing is not available for sale, rental, or lease when it is available.

## Limitations

The Human Rights Law applies to nearly all housing accommodations, but there are some exceptions.

The New York State Human Rights Law does not cover:

- Rental units in two-family homes occupied by the owner;
- Rental in rooming houses occupied by the owner; or
- Rental of all rooms to persons of the same sex; certain senior housing.

## Reasonable Accommodation

The New York State Human Rights Law requires that efforts be made to accommodate the needs of persons with disabilities in housing.

This includes a requirement that people with disabilities be allowed to make reasonable modifications necessary to allow the full use and enjoyment of their housing.

The law also requires that reasonable accommodations be made in rules, policies, practices, and services when those accommodations are necessary to give a person with a disability an equal opportunity to use and enjoy their housing.

The Human Rights Law also requires that all buildings constructed after March 13, 1991 have:

- Public and common areas that are readily accessible to and usable by persons with disabilities;
- Doors that are sufficiently wide to allow passage by people in wheelchairs; and
- Accessible passageways, fixtures, outlets, bathrooms, and kitchens in all multi-family buildings.

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