

If you are denied an opportunity to rent a home or apartment—or given false information about a rental—because you are over the age of 40, you are a victim of illegal housing discrimination.

It is also illegal for landlords or other housing providers to treat in-place residents or their guests unfavorably because they are over the age of 40.



SIGNS & EXAMPLES OF RENTAL HOUSING DISCRIMINATION BASED ON AGE

- ❖ Refusing to rent to someone because they are over 40.
- ❖ Advertising statements like, “dynamic community for young adults,” that indicate a preference for younger people.
- ❖ “Steering” older applicants to less desirable units or buildings in an apartment development.
- ❖ More restrictive income, credit, or rental history requirements for older or retired applicants.

EXCEPTIONS & LIMITS ON AGE DISCRIMINATION PROTECTIONS

- ❖ “Housing for Older Persons” can be restricted to households with *at least one* person 55 or older—or can require *all* residents to be 62 or older—if the development meets certain requirements.
- ❖ In California, fair housing laws against age discrimination do not apply to people under 40. However, fair housing laws against family status discrimination protect families with children under 18. (*See the FHLP Family Status flyer for more information.*)

IF YOU SUSPECT ILLEGAL HOUSING DISCRIMINATION BASED ON AGE

Contact the **GBLA Fair Housing Law Project (FHLP)** at Greater Bakersfield Legal Assistance.

Phone: 661-334-4679 or 855-746-7958 (toll free and California Relay Service)

Email: fairhousing@gbla.org

Website: www.GBLAfairhousing.org

- ❖ FHLP will interview you to find out what happened and advise you of your rights and options.
- ❖ In appropriate cases, FHLP will conduct an investigation to determine if there is evidence of illegal housing discrimination.
- ❖ If FHLP’s investigation reveals evidence of housing discrimination on the basis of age, we can assist you in filing a complaint with the California Department of Fair Employment & Housing (DFEH), provide you with legal representation, attempt to resolve the matter through negotiation or landlord education, or take other appropriate steps.

IT IS UNLAWFUL FOR HOUSING PROVIDERS TO DENY HOUSING OPPORTUNITIES OR TREAT PEOPLE DIFFERENTLY BECAUSE OF RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEX, FAMILIAL STATUS, DISABILITY, ANCESTRY, MARITAL STATUS, SEXUAL ORIENTATION, SOURCE OF INCOME, AGE, OR ARBITRARY CHARACTERISTICS.