

City of Beaufort

Fair Housing

Key Facts & Resources



Fair Housing

- What is Fair Housing?



In general, Fair Housing is the legal right of people to rent, purchase, or finance housing without being discriminated against.

Fair Housing

- What do you mean by discrimination?

Fair Housing laws prohibit discrimination on the basis of race, color, national origin, religion, sex, familial status, or handicap.

Fair Housing

- What kinds of housing would be covered?

According to HUD, most housing types are covered under the Fair Housing Act. There are some exceptions such as owner-occupied buildings with less than four units, single-family housing sold or rented without the use of a broker, etc.

Fair Housing

- What actions are prohibited under the Act?

Discriminatory actions in sales or rentals:

- Refuse to rent
- Refuse to negotiate
- Make housing unavailable
- Set different terms & conditions
- Falsely deny housing is available
- Blockbusting
- Other actions

Fair Housing

- What actions are prohibited under the Act?

Discriminatory actions in lending:

- Refuse to make a mortgage loan
- Refuse to provide information regarding loans
- Impose different terms & conditions (e.g., rate, fees)
- Discriminate in appraising property
- Other actions

Fair Housing

- What does the law say about Fair Housing?

At the Federal level, the Fair Housing Act was enacted in 1968 and amended in 1988. The full text of this Act can be seen on the web at

<http://www.justice.gov/crt/about/hce/title8.php>

At the State level, South Carolina enacted a similar law in 1989, and the full text of the SC legislation is at

<http://www.scstatehouse.gov/code/t31c021.php>

Fair Housing

- Who can help me if I have a housing problem or I have been discriminated against?

The City of Beaufort supports Fair Housing and resources are available at City Hall located at 1911 Boundary Street. The Town's primary phone number is (843) 525-7070.

Fair Housing

- Who can help me if I have a housing problem or I have been discriminated against?

The Lowcountry Council of Governments can also provide assistance, and their office is at 634 Campground Road at Point South just off I-95 at Exit 33. Their phone number is (843) 726-5536.

Fair Housing

- Who can help me if I have a housing problem or I have been discriminated against?
- At the State level, the South Carolina Human Affairs Commission provides assistance regarding Fair Housing. They are located at 2611 Forest Drive in Columbia, and their toll-free phone number is (800) 521-0725.

Fair Housing

- Who can help me if I have a housing problem or I have been discriminated against?
- At the Federal level, the Department of Housing and Urban Development (HUD) handles Fair Housing issues. Their toll-free complaint line is (800) 669-9777 and they have an online form at <http://www.hud.gov/offices/fheo/FHLLaws/yourrights.cfm>.