



## *Fair Housing and Seniors - What You Need to Know©*

### **Introduction**

- Senior housing definition and what it includes
- Basic principles of the Fair Housing Act
- Federally protected categories

### **Housing Discrimination**

- Advertisements and marketing
- Age policies

### **Applicant Screening/Admissions**

- Tenancy requirements
- Inquiring on prospect health issues
- Illegal steering

### **Reasonable Accommodations/Modifications**

- Definitions
- “Independent living” and outside assistance
- Documentation
- Third-party verification
- Costs involved and who pays

### **Transfer Policies**

- Falls under Reasonable Accommodation
- Needs vs wants
- Who pays and what should be included in the cost of transfer

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### **Scooter Policies**

- Regulations/prohibitions
- Safety rules
  - How to enforce
  - Which rules are acceptable and which could violate Fair Housing rules

### **Failing Health**

- Tenant confidentiality
- Reaching out to third parties for assistance
- Providing releases to sign upon move-in
  - What the releases should include
- Who makes decisions about the condition of the tenant's abilities
- Issuing lease violations

### **Death of a Tenant**

- Addressing the issue upon move-in
- Using forms to make desires clear
- How to proceed if the tenant refuses to identify a third party
- How often to review the instructions

### **Final Test**

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