



Eagle Property Management

Fair Housing Guidelines

Federal Fair Housing Act:

The Federal Fair Housing Act prohibits discrimination in sales, rentals or financing of residential housing against persons in protected classes. It's purpose is to make housing in CA available to all persons. This means as an owner you cannot discriminate, steer or avoid people in certain classes. This also means as a property management company, Eagle Property Management cannot discriminate against these classes as well. Any discrimination can violate fair housing laws which may result in potential legal remedies which include: civil fines, injunctive relief, compensatory/punitive damages and attorney fees.

Protected Classes:

The Federal Fair Housing Act is an act to protect classes. The list below are examples of protected classes.

1. Race
2. Color
3. Age
4. Sex/sexual orientation
5. Immigration status
6. Citizenship
7. Medical conditions
8. Disability (mental & physical)
9. National origin
10. Marital Status
11. Familial Status
12. Gender identity

Examples of Unlawful Practice:

1. Making any statement or advertisement that indicates any preference, limitation, or discrimination.
2. Inquiring about protected characteristics (such as asking tenant applicants if they are married, have children or planning to start a family).
3. Taking an adverse action based on protected characteristics.
4. Refusing to make reasonable modification to the premises, as requested by a person with a disability (such as refusing to allow a tenant who uses a wheelchair to install, at their expense, a ramp over front or rear steps, or refusing to allow a tenant with a disability from installing, at their own expense, grab bars in a shower or bath tub).

