

# THE FAIR HOUSING LAW

**IT IS ILLEGAL TO DISCRIMINATE AGAINST ANY PERSON ON THE BASIS OF RACE, COLOR, DISABILITY (MENTAL OR PHYSICAL), AGE, SEX, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL OR FAMILIAL STATUS, CHILDREN, PUBLIC ASSISTANCE RECIPIENCY, RELIGIOUS CREED, NATIONAL ORIGIN, ANCESTRY, GENETIC INFORMATION, VETERAN, OR MILITARY STATUS.**

**As a property owner, property manager, lessee, sub-lessee, landlord, mortgage lender, housing authority, voucher administrator, assignee, real estate broker, and/or real estate agent, it is illegal to do the following based on an individual's membership in a protected class (as listed above):**

- Refuse to rent, sell, or negotiate housing or commercial property
- Discourage a person from buying or renting in a particular area, or steer them toward another area for purchase or renting
- Offer different terms, conditions, or privileges related to a lease or sale to different individuals
- Apply varying conditions, privileges, or policies for the sale or rental of housing
- Deny access to, or membership in, services or facilities associated with the sale or rental of housing
- Impose different terms, conditions, or interest rates on a loan or refuse to issue a mortgage loan altogether
- Conduct appraisals of property in a discriminatory manner
- Ask questions or make inquiries that are discriminatory in nature
- Create, publish, or distribute notices, statements, or advertisements that express any preference, limitation, or discrimination regarding the sale or rental of a property
- Refuse to rent, renew a lease, or sell housing to families with children under six years old based on the presence of lead paint
- Deny rental or lease opportunities to an individual because they have children or because children will reside with them

State law provides limited exceptions for owners of certain types of residential properties. **These exemptions do not apply to real estate agents or brokers.**

Complaints of discrimination can be filed with the Massachusetts Commission Against Discrimination (MCAD). Visit an MCAD office or [mass.gov/MCAD](https://www.mass.gov/MCAD) to learn more.



**MCAD Boston Office**  
1 Ashburton Place, Suite 601  
Boston, MA 02108  
Phone: 617-994-6000  
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Springfield, MA 01103  
Phone: 413-739-2145

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*Massachusetts General Laws, G.L. c. 151B § 7 mandates the posting of this notice.*