

## Free!! Fair Housing Workshops

Here's a chance to get all your questions about Fair Housing answered at no cost. Beginning November 29, 2006, landlords can attend free monthly workshops presented by Northwest Fair Housing Alliance. These sessions are specifically tailored for landlords with fewer than 25 rental units and will cover all the basic topics plus answer any questions you may have.

Not knowing or understanding the fair housing laws is not a legal defense for breaking those laws. Landlords, employers, employees, principles and agents involved in real estate rentals and sales can be held liable for fair housing violations. **All real property owners, managers, brokers, agents, lenders and advertisers** should know about fair housing laws. Training can increase awareness and compliance with the fair housing requirements. Becoming informed is the best way to avoid committing discriminatory practices or the inadvertent appearance of discrimination.

The federal Fair Housing Act prohibits discrimination in housing based on race, color, religion, national origin, gender, disability, or presence of children. In addition, the Washington State Law prohibits discrimination based on marital status and sexual orientation. Owners and managers of only a very few rental properties are exempt from some of the fair housing act requirements, so it is in the best interest of landlords to learn all they can about how the fair housing law applies to them.

Assuming that you are exempt from compliance with fair housing laws could be a huge mistake and end up costing you in time, money and frustration. Some federal Fair Housing Act provisions, most of the state law provisions, and other civil rights statutes **still apply** to landlords owning only a few properties.

Protect yourself and take advantage of this **free opportunity** to learn about the fair housing laws. The classes are presented by the Northwest Fair Housing Alliance, whose staff is knowledgeable about cutting edge fair housing issues in Eastern Washington. A 2006 Community Development Block Grant award from the City of Spokane enables them to share their expertise with small private landlords and managers (owning or managing 25 rental units or less).

Two-hour workshops will be held each month throughout Spokane during the November 2006 through June 2007 period. The sites will be in varied parts of the city, giving all small landlords a chance to attend one close by. The workshops scheduled so far are:

**Feb 26, 2007 5 – 7 pm  
Community Building  
35 W. Main, Spokane, WA**

**For future dates and locations  
Call 325-2665      [www.nwfairhouse.org](http://www.nwfairhouse.org)**

Workshop Curriculum includes:

Who Must Comply with the Laws	Who is Protected by the Laws
What Type of Housing is Covered	Who May be Liable for Violations
What Is Prohibited	The Application Process
Advertising	Tenant Selection Criteria
Screening Tenant Applications	Reasonable Accommodations
Occupancy Standards	Reasonable Modifications
Service Animals	The Complaint Process
Penalties	