

## Are You Being Discriminated Against?

The South Carolina Human Affairs Commission is a state government agency that enforces the South Carolina Fair Housing Law. If you think you have been discriminated against in housing, you should contact the Commission. The

Commission will investigate your complaint to see if the law was broken. If there is a violation, the Commission can help get legal remedies to which you may be entitled. Most of the time, the

Commission can settle housing discrimination complaints quickly and easily. If it is necessary, the Commission may hold a hearing or take discrimination cases to court.

Discrimination can be subtle. Often people may suspect that they have been discriminated against, but they are not sure they can prove it. Call the Commission if you suspect you have been discriminated against.



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### Need more information?

South Carolina  
Human Affairs Commission  
Fair Housing Division  
1026 Sumter Street, Suite 101  
Columbia, SC 29201

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Visitors are received by  
appointment or as walk-ins:  
Monday - Friday  
8:30a.m. - 5:00p.m.

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Phone: 803-737-7800  
In-State: 1-800-521-0725  
Fax: 803-737-7835  
Email: [information@schac.sc.us](mailto:information@schac.sc.us)  
Website: [www.schac.sc.gov](http://www.schac.sc.gov)



# South Carolina Human Affairs Commission



## Fair Housing is the L A W

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We are here to help.  
If you believe you have  
been discriminated against,  
we want to hear from you.

# Housing Discrimination is against the Law in South Carolina

The South Carolina Fair Housing Law makes it illegal to discriminate in housing because of race, color, religion, sex, national origin, physical or mental disabilities, or familial status (families with children). The law applies to the sale, rental and financing of residential housing. Apartments, houses, mobile homes, and vacant lots to be used for housing, are covered by the Fair Housing Law. With a few exceptions, anyone who has control over residential property and real estate financing must obey the law. This includes rental managers, property owners, real estate agents, landlords, bankers, developers, builders, insurers, appraisers, and individual homeowners who are selling or renting their property.

## Examples of Housing Discrimination

The law prohibits the following acts based on race, color, religion, sex, national origin, disability or familial status:

- ◆ Refusing to sell or rent housing
- ◆ Lying about the availability of housing
- ◆ Evicting someone from housing
- ◆ Discriminating in housing: rent, security of facilities



## Case Examples of Discrimination

- A real estate agent tries to persuade someone not to buy or rent a house in a certain neighborhood. This is called steering.
- A landlord refuses to rent an apartment to an applicant because the applicant is mentally disabled.
- A newspaper ad says that housing is available for white applicants.
- A black person answers a newspaper ad for an apartment. The landlord tells the person that the apartment has already been rented. It turns out that the apartment was not rented, and the landlord later rents it to a white applicant who answers the same ad.
- A landlord evicts a tenant from her mobile home because her Muslim friends visit her there.
- A resident manager refuses to rent an apartment to a family with children, will only allow families with children to live in certain buildings or on certain floors, or charges families with children higher security deposits.
- A landlord checks the credit records of all black and Hispanic applicants and uses small credit problems as an excuse to refuse to rent apartments to them; however, the landlord does not always check white applicants' credit records or overlooks small credit problems in their records.
- A property manager refuses to rent an apartment to a single woman, but will rent the apartment to a single man.
- A bank refuses to lend money to a home buyer who wants to purchase a house in a minority neighborhood. This is called redlining.
- A rental manager charges minority tenants a larger security deposit, or higher rent than white tenants.
- A female tenant and her family are evicted from their apartment because she refused the landlord's sexual advances.
- A landlord refuses to rent an apartment to a person with a service animal. The landlord considers the animal a pet.