

WHAT OTHER REQUIREMENTS MAY APPLY?

The Fair Housing Amendments Act does not invalidate any law of a state or local government that requires dwellings to be designed and constructed in a manner that affords persons with disabilities greater accessibility than the requirements of the Fair Housing Amendments Act. Likewise, other Federal laws which require greater accessibility in certain housing, such as Section 504 of the Rehabilitation Act of 1973 or the Architectural Barriers Act of 1968, are not invalidated or replaced by the Fair Housing Amendments Act requirements.

WHERE TO GET MORE INFORMATION?

For more information concerning the Fair Housing Amendments Act design and construction requirements contact your local HUD field office.

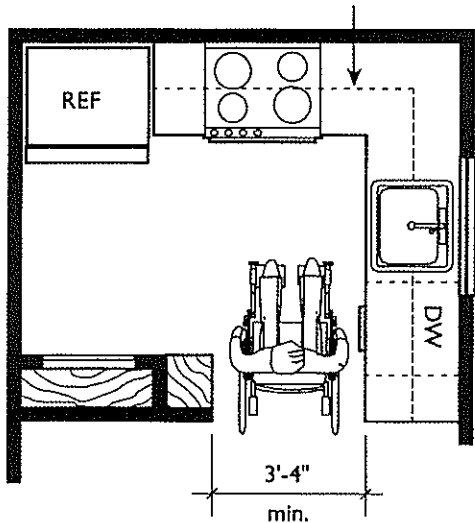
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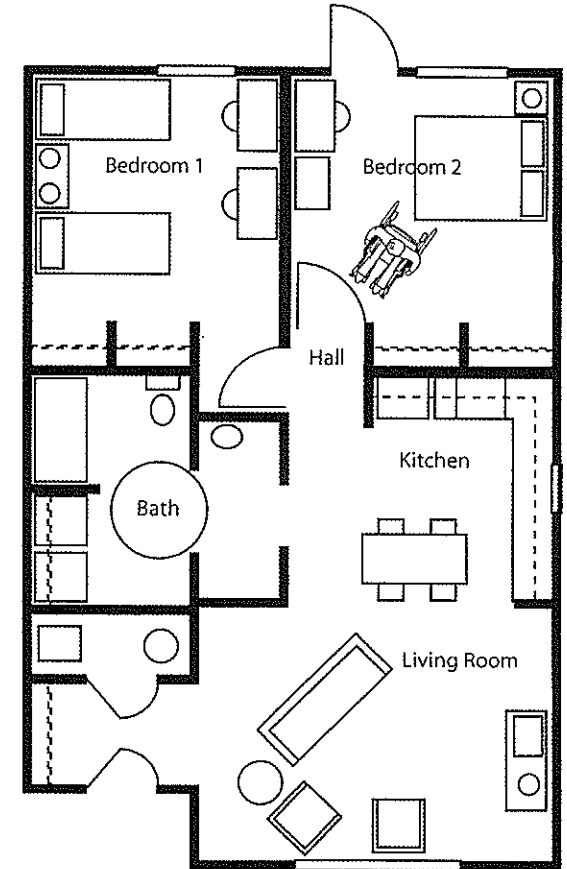


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ARCHITECTS AND BUILDERS

*Are you in compliance with
the Fair Housing Act?*



U.S. Department of Housing and Urban Development

WHAT IS THE FAIR HOUSING ACT?

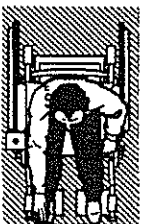
The Fair Housing Amendments Act of 1988 amends Title VIII of the Civil Rights Act of 1968, which prohibits discrimination on the basis of race, color, religion, sex, or national origin in the sale, rental, and financing of dwellings, to prohibit discriminatory housing practices based on disability and familial status. The 1988 Amendments also establish certain design and construction requirements for new multifamily housing built for first occupancy after March 13, 1991.

WHAT ARE THE NEW CONSTRUCTION REQUIREMENTS?

The Fair Housing Amendments Act of 1988 requires that covered multifamily dwellings built for first occupancy after March 13, 1991 include certain features of accessible design. Therefore, architects, builders, and other persons involved in the design and construction of housing must be aware of the Fair Housing Amendments Act design and construction requirements.

WHAT ARE COVERED MULTIFAMILY DWELLINGS?

Covered multifamily dwellings are buildings consisting of four or more dwelling units, if such buildings have one or more elevators, and ground floor dwelling units in other buildings consisting of four or more dwelling units. This includes apartments, condominiums, single-story townhouses, vacation time-sharing properties, homeless shelters and other, similar residential buildings.



WHO MUST COMPLY WITH THE LAW?

- Architects;
- Builders;
- Building Contractors;
- Site Engineers; and
- Any other person(s) involved in the design and construction of residential housing.

WHAT ARE FAIR HOUSING ACCESSIBILITY GUIDELINES?

The purpose of the Fair Housing Accessibility Guidelines (Guidelines) is to provide technical guidance on designing dwelling units as required by the Fair Housing Amendments Act of 1988. These Guidelines are not mandatory, but are intended to provide a safe harbor for compliance with the accessibility requirements of the Fair Housing Amendments Act.

WHAT ARE THE PENALTIES FOR NON-COMPLIANCE?

Responsibility for complying with the law rests with any and all persons involved in the design and construction of covered multifamily dwellings. When the law has been violated, an administrative law judge or a Federal District Court will order relief. Such relief may include actual and compensatory damages, attorneys' fees and costs, and may also include civil penalties ranging from \$11,000 to \$60,000. In the case of buildings which have already been completed, structural changes could be ordered.

WHAT ARE THE REQUIREMENTS ADDRESSED IN THE GUIDELINES?

The Guidelines provide technical guidance on the specific requirements stated in the Fair Housing Amendments Act, which are:

- An accessible building entrance on an accessible route;
- accessible and usable public and common use areas;
- doors designed to be usable by persons in wheelchairs;
- an accessible route into and through the covered dwelling unit;
- light switches, electrical outlets, thermostats and other environmental controls in accessible locations;
- reinforcements in bathroom walls for later installation of grab bars; and
- kitchen and bathroom space organized so an individual in a wheelchair can maneuver about the space.

