



Vouchers Should Always be Accepted Towards Rent and Security Deposits

“Lawful source of income” is a protected category under the NYC Human Rights Law and includes any federal, state, or local public or housing assistance towards the payment of rent, such as Section 8, Supplemental Security Income (SSI), HIV/AIDS Services Administration (HASA), CITYFHEPS, FHEPS, and the Veterans’ GI Bill, among others. Security deposits and one-time emergency grants (“one shot deals”), intended to assist paying rent, security deposits, move-in fees or broker fees are also protected under the NYC Human Rights Law.

The Commission works to ensure that all New Yorkers can have access to housing in New York City. The Commission can fine landlords and brokers and require that they pay damages to tenants or prospective tenants if they violate the NYC Human Rights Law.

5 Things You Need to Know:

1. **Nearly all rentals, including apartments located in co-op and condo buildings, are prohibited from violating the NYC Human Rights Law or state law protections against source of income discrimination.**
2. **Brokers, landlords and any other housing agent cannot discourage you from applying for an apartment because you wish to pay your rent or security deposit with a voucher.** Your public assistance or voucher income does not disqualify you or place you in a disadvantageous position when applying for an apartment.
3. **“No Vouchers Accepted” ads are illegal.** It is unlawful for landlords and housing agents to publish any type of online, print, or broadcast advertisements that indicate a refusal to accept public or housing assistance programs, or vouchers.
4. **Your landlord cannot refuse or delay making repairs to your home** because you pay rent with a form of public or housing assistance. Your landlord must make the repairs necessary to pass inspection for your program.
5. **You have the right to be free from harassment or discrimination based on your protected status,** including by other tenants in your building.

Phrases like this could indicate discrimination based on your lawful source of income:

“Your Section 8 Voucher does not count as income so you don’t meet the minimum income requirement.”

“That landlord doesn’t accept HASA.”

“You were supposed to tell me first you qualify for Section 8. You can’t spring this on me during the application process.”

“We accept everything except CITYFHEPS.”

If you have experienced lawful source of income discrimination, report it. Contact the NYC Commission on Human Rights by calling the Commission’s Infoline at **212-416-0197**. For more information and to download Fair Housing materials, visit **NYC.gov/HumanRights**.