

# Reasonable Accommodations in Housing for People with Disabilities

**If your disability is impacting your housing, your landlord may be required to help. You just have to ask.**

## What is a reasonable accommodation?

Any change to policies, practices, procedures or services to allow accessibility and equal opportunity for a person with a disability. Examples include:

- Installing ramps and hand railings to make a house wheelchair accessible.
- Changing the date rent is due to coincide with the date you receive your disability check.
- Allowing you to use a different entrance or park in a specific parking spot because of mobility issues.
- Helping you transfer if your home is unsuitable due to your disability.

## What is reasonable?

An accommodation request is reasonable if:

- Your landlord does not have to spend an excessive amount of time or money.
- Your landlord does not have to fundamentally change the services they provide.
- The accommodation will actually address your disability-related needs.

## Am I considered a person with a disability?

A person with a disability is someone who:

- Has a physical or mental impairment that substantially limits one or more major life activities such as seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning, speaking, etc.

## How do I request a reasonable accommodation?

- **Ask for a Disability Verification letter** from a doctor, medical professional, peer support group, non-medical service agency or other reliable person who is in a position to know about your disability. The letter should state your disability and how it impacts your housing.
- **Send a Reasonable Accommodation Request letter** to your landlord stating your disability, how it affects your housing and what you are requesting as a reasonable accommodation. It is helpful to include a copy of the Disability Verification letter.
- **Discuss your request.** The landlord or property manager **MUST** have a conversation with you about what accommodations they can offer.

## What are my options if the landlord refuses?

- **Seek assistance with your request** Fair Housing Rights Center of SEPA (215) 625-0700
- **File a Complaint** Philadelphia Commission on Human Relations (215) 686-4670



Philadelphia Landlord/Tenant  
Legal Help Center



**For more information:**  
267-443-2500  
[www.phillytenant.org](http://www.phillytenant.org)

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**Re: Reasonable Accommodation Request**

\_\_\_\_\_ (Landlord’s Name)

\_\_\_\_\_ (Landlord’s Address)

\_\_\_\_\_ (Landlord’s City, State and Zip Code)

Dear Sir or Madam:

I am writing today to request a reasonable accommodation for the property I rent from you located at \_\_\_\_\_ (property address).

I suffer from a disability described as \_\_\_\_\_

Because of this disability, I struggle with the following issues in your property:

\_\_\_\_\_  
\_\_\_\_\_

In order to address the issues described above, I am requesting the following reasonable accommodation(s):

\_\_\_\_\_  
\_\_\_\_\_

According to the Fair Housing Act 42 U.S.C. § 3604(f)(3)(B), reasonable accommodations are changes or waivers to policies, practices, procedures or services to allow accessibility and equal opportunity for persons with disabilities. A landlord may not refuse “to make reasonable accommodations...when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling.” The law requires you to:

- Have a conversation about this reasonable accommodation request
- Offer alternative accommodations if the initial request cannot be honored

For more information, please read the 2004 HUD/DOJ Joint Statement on Reasonable Accommodations under the Fair Housing Act. Thank you for your consideration of my request. I appreciate your prompt attention to this matter.

Sincerely,

\_\_\_\_\_ (Your Signature)

\_\_\_\_\_ (Date)