

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

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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)

Send certified mail, return receipt requested.