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GENERAL NEWS

HUD Settles Familial Status Discrimination Case against MA Housing Provider

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has approved a [conciliation agreement](#) between the owner of rental properties in Springfield, Massachusetts, and a prospective tenant. The agreement resolves allegations that the owner refused to rent available units to a woman after learning that she has a child under the age of six.

The [Fair Housing Act](#) makes it unlawful to discriminate against families with children under the age of 18. Housing providers may exclude children only if the housing meets the Fair Housing Act's exemption for housing for older persons.

The case came to HUD's attention when a woman who has a child filed a complaint with HUD alleging that the owner of rental units refused to rent to her because her child is under the age of six. Massachusetts law requires landlords to delead any unit in which a child under six lives.

Under the terms of the agreement, the owner will pay the woman \$15,000, undergo fair housing training, include language in all future rental advertisements indicating that he complies with all federal and state fair housing laws, and test and delead his properties as necessary.



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