

# Montgomery County, MD Commission on Veterans Affairs

## How and Where to File a Fair Housing Complaint

Equal access to all types of housing and real estate has been guaranteed by Federal Law since 1866 and by Montgomery County law since 1968. Although these laws specifically prohibit discriminatory practices, home seekers continue to be plagued by irrelevant factors used to determine their suitability for the housing of their choice. Persistent and subtle forms of misinformation, unfair pricing, steering, and redlining are used to exclude persons from residing in communities and neighborhoods of their choosing. Not only are these practices illegal, they also can be expensive to the victim, community, and housing provider. Chapter 27, Article I of the Montgomery County code prohibits discrimination in both residential and commercial real estate on the bases of race, color, religious creed, ancestry, national origin, sex, marital status, physical or mental disability, presence of children, sexual orientation, age, and source of income. Fair housing also includes requests for reasonable accommodations based on disability and the legal aspects of service and other assistive animals.

### **To File A Complaint Contact:**

#### **Montgomery County Office of Human Rights**

21 Maryland Avenue, Suite 330 - Rockville, Maryland 20850

**240-777-8450 (V)**, 240-777-8480 (TTY)

[www.montgomerycountymd.gov/humanrights/divisions/fairhousing.html](http://www.montgomerycountymd.gov/humanrights/divisions/fairhousing.html) > Discrimination Complaint Intake Form

A structured intake process evaluates and validates intake inquiries. Once a complaint is accepted, both parties are offered mediation. If either or both parties decline mediation, or if mediation fails, cases are investigated and resolved or settled with the findings on the merits of the complaint.

#### **U.S. Department of Housing and Urban Development (HUD)**

##### **HUD's Title VIII Fair Housing Complaint Process**

Baltimore Field Office - 10 South Howard Street, 5th Floor - Baltimore, MD 21201-2505

**1-800-669-9777 (Toll Free)**, E-mail: [MD\\_Webmanager@hud.gov](mailto:MD_Webmanager@hud.gov)

[www.hud.gov/complaints](http://www.hud.gov/complaints) > Housing Discrimination

Anyone can file a complaint with HUD at no cost. Fair housing complaints can be filed by any entity, including individuals and community groups. Those that file fair housing complaints are known as complainants. Those against whom fair housing complaints are filed are called respondents. Fair housing complaints can be filed with HUD by telephone, mail, or via the Internet.

#### **Equal Rights Center (ERC)**

11 Dupont Circle N.W., Suite 450 - Washington, DC 20036

**202-234-3062 (V)**, 1-866-719-4372 (Toll Free) Nicole Hewitt, Intake for Fair Housing 201-370-3229

[www.equalrightscenter.org](http://www.equalrightscenter.org) > Get Involved > Make A Complaint

Any community member is able to call or use our online form to submit a complaint or question about discrimination. Trained and qualified ERC staff members respond and offer free counseling and paths to resolution. In addition to counseling, the ERC employs a variety of tools to resolve complaints, including: communicating directly with discriminating parties; advocating before administrative agencies; investigating the extent of issues; taking legal actions.

#### **Maryland Commission on Civil Rights (MCCR)**

6 Saint Paul Street, Ste. 900 - Baltimore, MD 21202

**410-767-8600 (V)**, 1-800-637-6247 (Toll Free), 410-333-1737 (TTY), E-mail: [mccr@maryland.gov](mailto:mccr@maryland.gov)

<http://mccr.maryland.gov/Intake.html>

Complaints can be filed with MCCR by telephone, mail, e-mail, in person or online.

For deaf and hard-of-hearing individuals, MCCR provides Video Remote Interpreting (VRI) services free of charge to you upon request during the Intake Process.

#### **Maryland Real Estate Commission**

500 North Calvert Street, 3<sup>rd</sup> Floor – Baltimore, MD 21202

**410-230-6230 (V)**, E-mail: [mrec@dllr.state.md.us](mailto:mrec@dllr.state.md.us)

[www.dllr.state.md.us/license/mrec/mreccomp.shtml](http://www.dllr.state.md.us/license/mrec/mreccomp.shtml)

A complaint is to be based on circumstances that occurred in a real estate transaction in the State of Maryland. The Commission has no jurisdiction over new homebuilders, home inspectors, sellers, or mortgage brokers. Complaints must be submitted in writing on the real estate complaint and guaranty fund claim form.