

# Things to Know

## Service Animals and ESAs

It is illegal for landlords to discriminate against service animals and ESAs. No 'pet fees' or an additional deposit may be charged for either. ESAs do need to be approved by a landlord, usually with documentation of some kind. A good tip is to opt for 'pet-friendly' housing if you do not have ESA documentation.

## Intrusive Questions

A landlord cannot ask about the nature of a tenant's disability. They are allowed to inquire about how a renter became disabled or whether that would hinder one's ability to pay rent on time.

## Section 811

The Section 811 program allows disabled persons to live as independently as possible in the community by subsidizing rental housing opportunities which provide access to appropriate supportive services.



**For Questions, Help, or Support, please contact:**

**Off-Campus Life**  
ocl@colostate.edu  
(970) 491-2248

**Student Disability Center**  
sdc\_csu@colostate.edu  
(970) 491-3457

**Student Legal Services**  
sls\_intake@mail.colostate.edu  
(970) 491-1482

**Student Resolution Center**  
srcenter@colostate.edu  
(970) 491-7165



**OFF-CAMPUS LIFE**  
COLORADO STATE UNIVERSITY



# Off-Campus Housing as a Disabled Person

What to know and what to ask when leasing.



# Reasonable Accommodations

## What is a Reasonable Accommodation?

Any change in the way things are customarily done that enables a disabled person to enjoy housing opportunities or to meet program requirements is a reasonable accommodation. In other words, reasonable accommodations eliminate barriers that prevent disabled persons from fully participating in housing opportunities, including both private housing and in federally-assisted programs or activities. Housing providers may not require disabled persons to pay extra fees or deposits or place any other special conditions or requirements as a condition of receiving a reasonable accommodation.

## Examples of Accommodations

- Assigning an accessible parking space for a person with a mobility impairment
- Permitting a tenant to transfer to a ground-floor unit
- Adjusting a rent payment schedule to accommodate when an individual receives income assistance
- Adding a grab bar to a tenant's bathroom
- Permitting an applicant to submit a housing application via a different means

# I think I'm being discriminated against, what do I do?

## Identifying Discrimination

The Fair Housing Act prohibits housing and housing-related discrimination because of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability.

## Reporting Discrimination

If you feel you have or are being discriminated against, please contact Student Legal Services, the City of Fort Collins, and/or Off-Campus Life for support.

**Read more about HUD Fair Housing laws.**



# Searching for Disability Friendly Housing

## Filter Online Searches

Apartment aggregate websites such as ApartmentFinder, Trulia or Craigslist allow you to search based on specific needs like disability access. Some sites like AccessibleProperties.net are primarily focused on listing accessible housing options.

## Gather Documents Beforehand

Most rental properties will require a proof of income during the application stage. Getting documentation from either an employer, bank, or government assistance can take time, so get these documents ahead of time and save yourself the headache!

## Check Reviews

Reviews in general should be taken with a grain of salt, but in this case they can be very helpful in determining other disabled persons' housing experiences. Search for words like "discriminate" and "accommodate" in reviews to see if there have been problems in the past with this landlord.