



November 8, 2024

GENERAL NEWS

HUD Charges FL and GA Housing Providers with Disability Discrimination

In a [press release](#) yesterday, the Department of Housing and Urban Development ([HUD](#)) announced that it has charged a property manager in Pensacola, Florida, with discrimination against a tenant because of her disability. HUD's [charge](#) alleges that the respondent failed to grant a reasonable accommodation when the complainant requested a live-in aide and an emotional support animal due to her physical disability.

In another [press release](#) yesterday, HUD also announced that it has charged a property owner, property manager, and property management company in Macon, Georgia, with discrimination against a tenant because of her disability and with retaliation against the tenant for engaging in a protected activity. HUD's [charge](#) alleges that the respondents failed to grant reasonable accommodations when the complainant requested an assistance animal and an alternate bathroom while the respondents were renovating the only bathroom in her unit. The charge also alleges that the respondents terminated the complainant's tenancy in retaliation for requesting these reasonable accommodations.

In both cases, a United States administrative law judge will hear HUD's charges unless any party elects to have the case heard in a federal district court. If the administrative law judge finds after a hearing that discrimination and retaliation has occurred, the judge may award damages to the complainants for harm caused by the discrimination. The judge may also order injunctive relief and other equitable relief, as well as payment of attorney fees. In addition, the judge may impose fines to vindicate the public interest. If the cases are heard in a federal court, the judge may also award punitive damages.

The [Fair Housing Act](#) prohibits discrimination based on disability. Such discrimination includes refusing to rent based on a person's disability, failing to grant reasonable accommodations, or subjecting tenants to discriminatory terms and conditions.



For help with your PIH Alert subscription, email [Lizbeth Perez](#). For questions and comments on content, email [Olga Vélez](#). To view or post job announcements at our website, click [here](#). To view our seminar calendar, click [here](#). To read the NMA blog, click [here](#).



Nan McKay & Associates, 1810 Gillespie Way, Suite 202, El Cajon, CA 92020, USA, 1-800-783-3100
[Unsubscribe](#) [Manage preferences](#)