



**EMOTIONAL SUPPORT
ANIMALS AND THE FAIR
HOUSING ACT**

YOUR GUIDE TO

🐾 ESA HOUSING LAWS 🐾



Can I use the letter to bring my ESA to hotels and public places?

Unfortunately, emotional support animals are not treated the same as service animals. Hotels and public places do not fall under the Fair Housing Act. Hotels are not required by law to accept ESA's.

If you are being discriminated against, please reach out to CertaPet's customer experience team and we will provide you guidance and resources to help you resolve your landlord issues.





What is the Fair Housing Act?

The Fair Housing Act protects people from discrimination when they are renting, buying, or securing financing for any housing.

The FHA prohibits discrimination against persons with disabilities.

It is unlawful for a housing provider to refuse to rent or sell to a person simply because of a disability. A housing provider may not impose a different application or qualification criteria for those with mental or physical disabilities. The rental fees, sales price, or rental terms or conditions cannot differ from those required by non-disabled persons.

The FHA requires housing providers to make reasonable accommodations for individuals with disabilities. A reasonable accommodation is a change in rules, policies, practices, or services so that a person with a disability will have an equal opportunity to use and enjoy a dwelling unit or common space. A housing provider should do everything they can to assist, but they are not required to make...

changes that would fundamentally alter the nature of the housing provider's services or create an undue financial burden. Reasonable accommodations may be necessary at all stages of the housing process, including application, tenancy, or to prevent eviction.

With your verified ESA letter, you will qualify for no-pet housing, including housing that limits your pet's size or breed. Additionally, you can't be charged a pet fee or deposit.

Who is protected by these federal laws?

Housing applicants, tenants, and buyers with any kind of disability—mental or physical—are covered by the FHA, Section 504 and Title II. The FHA provides protection against discrimination based on a person's disability or history of disability.





Do I have to disclose my disability?

You do not have to tell the landlord the specifics of your disability or give him a full copy of your medical history.

Even if a landlord does not refuse to rent to you, he may still violate the FHA by asking illegal questions about your disability. The housing provider may not ask if you have a disability. Nor can they request more information about yourself that relates to disability.



What Type of Housing Is Covered?

The Fair Housing Act covers most housing.

There are some exceptions to the FHA. Although uncommon, the Act exempts owner-occupied buildings with less than four units, single-family housing sold or rented without the use of a broker, and housing operated by religious organizations and private clubs that limit occupancy to members.

How do I get a reasonable accommodation?

You must request it. As a tenant, you have the responsibility to go to your housing provider ask for a specific accommodation when you need it. You should make your request in writing (be sure to keep a copy).

Under the FHA, a resident or housing applicant can make the request for reasonable accommodation at any time, regardless of when you signed the lease.



Who should receive my accommodation request?

Your accommodation request should go to the decision maker(s). You should send to multiple recipients if possible. Send the accommodation request and the ESA verification letter to your: Landlord, Property Manager, the attorney representing your landlord, or whoever requested this information from you during the accommodation request review process



What must I include in my request for an accommodation?

Tenants seeking a reasonable accommodation for an Emotional Support Animal may be required to provide documentation from a Licensed Mental Health Professional. The document must describe the accommodation you want and explain how it would help alleviate your disability-related need. Your Certapet ESA Housing Letter meets all the criteria listed above.



Can a landlord reject my request for reasonable accommodation?

The Fair Housing Act covers most housing.

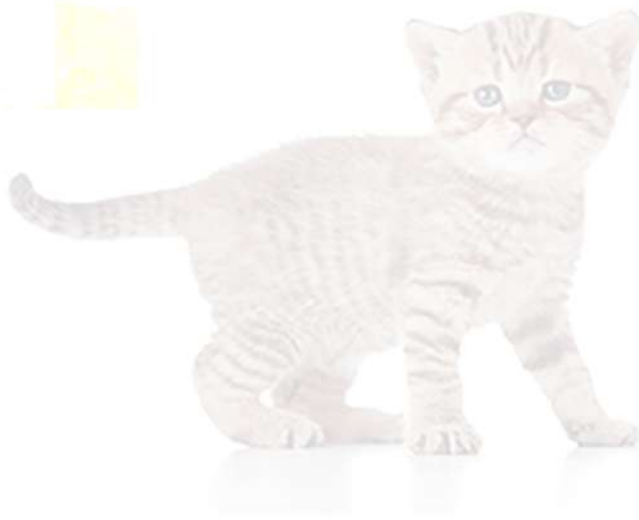
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Generally, a landlord may not ask:

- ❓ “Do you have a disability?”
- ❓ “How severe is your disability?”
- ❓ “May I have permission to see your medical records?”
- ❓ “Have you ever been hospitalized because of a mental disability?”
- ❓ “Have you ever been in a drug rehabilitation program?”
- ❓ “Do you take medications?”



CertaPet

GET IN TOUCH!

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