



DISABILITY ACCOMMODATION REQUESTS

HUD, the Fair Housing Act, and the Minnesota Human Rights Act prohibit discrimination in housing on the basis of disability. A landlord or property manager cannot treat a tenant or applicant differently because of their disability, unless they present a direct threat to other tenants or employees, or their property. Someone is considered disabled when they (1) have a physical or mental impairment that substantially limits one or more major life activities; (2) have been seen by others as having an impairment that limits them; or (3) have a history or record of the impairment.

Tenants with disabilities have the right to request reasonable *accommodations* or reasonable *modifications* that will give them an equal chance to use and enjoy the premises. Generally, a request is reasonable when it (1) does not cause an undue financial burden to the landlord; (2) does not fundamentally change the nature of the landlord's operations; and (3) will not cause harm to, or infringe upon the rights of, others on the premises.

Meet Standpoint's Housing Team



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A reasonable *accommodation* is a change to a rule or policy, for example: a parking space close to the entrance; a caregiver staying overnight frequently; a rent due date that accommodates when a tenant receives their SSI; no lease violation or eviction for because of an incident related to mental health; and allowing assistance animals.

A reasonable *modification* is a structural change to the building, including: adding safety bars in the bathroom; lowering countertops; adding a wheelchair ramp; widening doorways; changing doorknobs; and more. In market rate rentals, the tenant is responsible for the cost of the modification and may be required to restore the rental property to its original condition. In federally funded properties, the landlord is responsible for the cost of the modification.

Reasonable accommodation or modification requests can be made orally or in writing. We recommend requests be made in writing so the tenant has a record of the request. The landlord can request disability-related information that describes the impairment, the need for the requested accommodation or modification, and the relationship between the requester's disability and the need for the requested accommodation. However, if the requester's disability is readily apparent or known to the landlord, no additional information or documentation can be requested.

Confidentiality: All information regarding the requester's disability must be kept confidential and must not be shared with any other person unless they need the information to evaluate a request.

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