

TENANTS WITH DISABILITIES

As a tenant with a disability, you have rights and responsibilities. Here are a few examples:

Rights:

- To be free from discrimination;
- To request reasonable accommodations including but not limited to service animals, and modifications to a unit at the tenant's expense, to provide for accessibility;
- To request an accessible unit (but not necessarily receive it, nor the "most" accessible unit);
- To file a complaint with the California Dept. of Fair Employment and Housing or the U.S. Department of Housing and Urban Development.

Responsibilities:

- To pay a security deposit and maintain the unit;
- To pay for any accessibility modifications to your unit;
- To remove any modifications upon vacating the unit and pay to restore the unit, at the landlord's request;
- To pay for any damage caused by a service animal; and
- To obey reasonable landlord requests to enter the unit and other legal terms of the lease.

LANDLORDS

As a landlord, you have rights and responsibilities. Some of these include:

Rights:

- To be paid for any damages that were caused by a service animal;
- To require a tenant with disabilities to pay for the cost of accessibility modifications to their unit;
- To request that a tenant with a disability restore a modified unit to its original condition upon vacating the unit.

Responsibilities:

- To not deny a rental unit based on an applicant's actual or perceived disability or association with someone with a disability;
- To not charge additional security deposits to tenants with a disability;
- To not charge additional rent or fees (including damage deposits) for a service animal;
- To provide and maintain readily achievable accessibility in common areas;
- To honor reasonable requests to modify "house rules"; and
- To not retaliate against tenants who exercise their legal rights.

FAIR HOUSING = GOOD BUSINESS

RESOURCES

Because the law, regulations, and other factors change, we recommend you contact one of the organizations below for additional information.

Advocacy Organizations

Westside Center for Independent Living

12901 Venice Blvd., L.A. 90066
(310) 390-3611 OR
1527 4th Street, 2nd Flr., SM 90401
(310) 394-9871 ext. 420
www.wcil.org

Western Law Center for Disability Rights

919 Albany St., L.A. 90015
(213) 736-1031
www.wlcdr.org

Housing Rights Center

520 S. Virgil Av. # 400, L.A. 90020
(800) 477-5977 (toll free)
www.hrc-la.org

Leadership Conference on Civil Rights, Fair Housing Project

www.fairhousing.org

Protection and Advocacy, Inc.

3580 Wilshire Bl., #902 L.A. 90010
(800) 776-5746/(800) 781-4546 TTY
www.PAI-CA.org

RESOURCES

State and Federal Government

Federal Fair Housing Information
www.disabilityinfo.gov/housing

California Dept. of Consumer Affairs

(800) 952-5210 or (916) 322-1700 TTY
www.dca.ca.gov/legal/landlordbook

California Dept. of Fair Employment and Housing

(800) 233-3212 or (800) 700-2320 TTY
www.dfeh.ca.gov

U.S. Dept. of Housing and Urban Development (HUD)

(800) 347-3739 to file a discrimination complaint
www.hud.gov/local/ca/renting/tenantrights.cfm

City of Santa Monica

City of Santa Monica
Janet Hand, ADA Coordinator
1685 Main St., Rm. 212
Santa Monica 90401
(310) 458-8701 or (310) 458-8696 TTY
janet.hand@smgov.net

City Attorney's Office:
Consumer Protection, Fair Housing
and Public Rights Unit
1685 Main St., Rm. 300
Santa Monica CA 90401
(310) 458-8336

Santa Monica Disabilities Commission

The purpose of the Disabilities Commission is to ensure that people with disabilities have access to all City programs, services and activities, and are able to fully participate in all aspects of community life. The Commission addresses a variety of disability-related issues that affect our quality of life in Santa Monica. These include: transportation, housing, physical access, access to services, sensitivity of City staff, and community education and awareness.

The Commission is an advisory body to the Santa Monica City Council and City staff, and does not provide direct services to individuals.

The Commission is unable to assist individuals with personal complaints about City services, services provided by the City's Community Development grantee agencies, or any private business. All such complaints or grievances should be directed to:

Janet Hand, ADA Coordinator
City of Santa Monica
(310) 458-8701
janet.hand@smgov.net

Commission Meetings

The public is welcome at Commission meetings, and the Commission encourages public input on relevant disability issues at meetings, by e-mail and postal mail. The Commission meets on the first Monday of every month from 6:30 to 9:00 p.m. at the Ken Edwards Center, 1527 Fourth St., Santa Monica. Please contact the Human Services Division (information below) to verify the meeting date, or check the agenda for the next meeting on the website at: <http://santamonica.org/ccs/agendas/disab/>

The Ken Edwards Center is wheelchair accessible. For further information, and/or to request a disability-related accommodation for any City-sponsored activity, please call the Human Services Division at (310) 458-8701, TTY (310) 458-8696, at least 5 business days prior to the event, activity or meeting. Address e-mail to: human.services@smgov.net.

Please note that, in order to provide full access to persons with chemical sensitivities, we ask that you do not use any scented personal products when attending the meeting.

This document is available in alternate formats upon request.

Disabilities Commission
City of Santa Monica
1685 Main Street
Santa Monica CA 90401



Housing Rights and Responsibilities for Tenants with Disabilities and Landlords

Santa Monica Disabilities Commission

City of Santa Monica
Community and Cultural Services Dept.
Human Services Division
1685 Main Street, Rm. 212
Santa Monica, CA 90401
Voice 310/458-8701
TTY 310/458-8696
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Human.Services@smgov.net
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