



Source of Funds Discrimination



Source of funds became a protected class in the Virginia Fair Housing Law on July 1, 2020. It is unlawful to discriminate against a renter or homebuyer because of any source that lawfully provides funds to or on behalf that person. Va. Code §§ 36-96.1, et seq.

- ❖ **“Source of funds” means** any source that lawfully provides funds to or on behalf of a renter or buyer of housing, including any assistance, benefit, or subsidy program, whether such program is administered by a governmental or nongovernmental entity, including:
 - ❖ Rental assistance, Housing Choice Vouchers (Section 8), Disability Benefits, Veteran Benefits, Child Support, Alimony

- ❖ **Examples of Discriminatory Practices:**
 - ❖ Advertising that a person “must have a job” in order to rent
 - ❖ Requiring documentation, such as pay stubs, that are typically only available to people who are working
 - ❖ Advertisements that express limitations as to the source of funds of potential residents, such as, “No Section 8” or “We do not take public assistance”
 - ❖ Refusing to rent to a person who is receiving public benefits.
 - ❖ Setting income requirements artificially high in order to exclude applicants who receive public benefits
 - ❖ Requiring co-signers or a larger security deposit because of an applicant’s source of funds
 - ❖ Requiring a tenant to earn three times the full market rate rent rather than three times the amount the tenant must pay from their own funds

- ❖ **The rule does not apply to:**
 - ❖ A landlord who owns 4 or fewer rental units
 - ❖ If source of funds is not approved within 15 days of the tenancy approval request.

- ❖ **Need Assistance:**
 - ❖ Virginia Fair Housing Office: Phone: 804-367-8530 or 888-551-3247, <http://www.dpor.virginia.gov/FairHousing/>
 - ❖ Legal Services of Northern Virginia: Phone: (703) 778-6800; www.lsnv.org
 - ❖ Equal Rights Center: Phone: (866) 549-0009; www.equalrightscenter.org
 - ❖ The Virginia Department of Professional and Occupational Regulation [Guidance Document](#): Housing Discrimination on the Basis of Source of Funds



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