

LAWFUL SOURCE OF INCOME

Protections under the NYC Human Rights Law

Your Public Assistance and Housing Vouchers Should Always Be Accepted Towards Rent and Security Deposits

The NYC Commission on Human Rights protects you from lawful source of income discrimination in housing. “Lawful source of income” is a protected category under the NYC Human Rights Law and includes any federal, state, or local public or housing assistance towards the payment of rent, such as Section 8, Living in Communities (LINC), Supplemental Security Income (SSI), HIV/AIDS Services Administration (HASA), Family Eviction Prevention Subsidy (FEPS), Special Exit and Prevention Supplement (SEPS), Veterans’ GI Bill, among others. Security deposits and one-time emergency grants (“one shot deals”), which help people who can’t meet an expense due to an unexpected situation or event, are also included in this category.

By enforcing and educating on the NYC Human Rights Law, the Commission is ensuring that our most vulnerable communities can have access to housing in New York City. The Commission is the only City agency with the power to prosecute landlords and brokers for this type of discrimination. Landlords and brokers can be fined and aggrieved or prospective tenants may be awarded compensatory and emotional distress damages.

5 Things You Need To Know:

- **If you live or are seeking to rent in a building with 6 or more units, you are protected.** Illegally subdivided units can meet the 6-unit threshold.
- **Brokers, landlords and any other housing agent cannot discourage you from applying for an apartment because you wish to pay your rent or security deposit with a form of public assistance.** Your public assistance or voucher income does not disqualify you or place you in a disadvantageous position when applying for an apartment.
- **“No Vouchers Accepted” ads are illegal.** It is unlawful for landlords and housing agents to publish any type of online, print, or broadcast advertisements that indicate a refusal to accept public or housing assistance programs, or vouchers.
- **Your landlord cannot refuse or delay making repairs to your home** because you pay rent with a form of public or housing assistance.
- **You have the right to be free from harassing, discriminatory, or threatening behavior or comments based on your protected status,** including from other tenants in your building.

Phrases like this could indicate discrimination based on your lawful source of income:



If you have experienced lawful source of income discrimination, report it. Contact the NYC Commission on Human Rights by calling 311 and asking for the Commission or call the Commission’s Infoline at (718) 722-3131. For more information and to download Fair Housing materials, visit NYC.gov/HumanRights.

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