

Families with Children

You are protected from housing discrimination if you have children or are expecting children.



By law, you may not be denied or treated differently in the rental, sale, financing, or insuring of housing anywhere in Virginia on the basis of any of the protected classes you belong to including race, color, national origin, religion, gender, disability, familial status, being over 55 years old, source of funds, military status, gender identity, and sexual orientation.

Familial Status:

Anyone who has legal custody of children under 18, including biological parents, stepparents, foster parents, grandparents, or other relatives or guardians. It applies to anyone expecting children, such as pregnant women or individuals in the process of adopting a child. It is illegal to refuse to rent or to change rental conditions for families because they have children.

The only exception to the familial status protection applies to communities for those aged 55+.



Examples of discrimination include:

- Steering families with children to live in particular areas of a neighborhood or dwelling, such as only allowing children in ground floor units.
- Asking a parent or guardian how they intend to afford rent *and* provide for their children.
- Setting different income requirements for single mothers.
- Requiring that children always be at school or under adult supervision when the parent/guardian is at work.
- Suggesting a home is not suitable for children because there is no playground nearby.
- Suggesting a home is not suitable for children because the neighbors/neighborhood are quiet.
- Charging a higher damage deposit to tenants with teenagers.
- Charging additional fees per child.
- Running criminal background checks on teens.
- Requiring that children of different genders sleep in different rooms.
- Not allowing child and parent to share a bedroom.

"Adults only"



"We don't allow kids here"

You have a right to fair housing, HOME of VA can help!



Report Housing Discrimination at [HOMEofVA.org/Report](https://www.homeofva.org/report)

FairHousing@HOMEofVA.org • 804-354-0641 • VA Relay 711

Housing Opportunities Made Equal of Virginia can help determine if you have been discriminated against, and may help you seek the remedies that are available to everyone under fair housing laws. As a non-profit provider, our services are provided statewide and are **free and confidential**.

[HOMEofVA.org/FamilialStatus](https://www.homeofva.org/familialstatus)



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