FIVE THINGS YOU NEED TO KNOW

1. Landlords can play a crucial role in ending domestic violence, sexual assault, and stalking. Continue reading to find out how.

2. It is unlawful to evict on the basis of someone's status as a victim of domestic violence, sexual assault, or stalking.

3. Victims, in some cases, are entitled to terminate a lease early.

4. Victims cannot be evicted or penalized for making emergency assistance calls regarding a domestic violence, stalking, or sexual assault situation. Nor can they forfeit their right to call for emergency assistance.

5. An individual need not be involved with the criminal justice system to be protected by these laws.

Domestic violence is a pattern of abusive behavior used by someone to control an intimate partner. Abuse can be physical, sexual, verbal, emotional, or psychological.

Sexual assault is any unwanted sexual contact, either physical or verbal.

Stalking can be any intentional incident of threatening, harassing, following, surveillance and/or coercive behavior that occurs more than once and causes someone to fear for their safety, the safety of others they know, or their property.

Are you a Public Housing Landlord?
Visit ccadv.org/housing for information relevant to all landlords

HELP IS AVAILABLE

No one has the right to threaten or hurt you or your tenants.

If you think your tenant might be a victim of domestic violence, sexual assault, and/or stalking you can find support and resources near you by calling the:

- National Domestic Violence Hotline: 1-800-799-7233
- Stalking Resource Center: 1-855-484-2846
- Rape, Abuse & Incest National Network (RAINN): 1-800-656-HOPE

FOR LANDLORDS

Under Your Roof
What to Do About Domestic Violence
Terminating a Lease

State law (C.R.S. 38-12-402) and VAWA allow victims of domestic violence, sexual assault, and/or stalking to terminate their lease early if they meet the following three conditions:

1. They want to vacate their apartment/house because they are afraid that they and/or their children face immediate danger as a result of domestic violence, sexual assault, and/or stalking.

2. Notify their landlord in writing that they are a victim of domestic violence, sexual assault, and/or stalking.

3. Provide their landlord a copy of ONE of the following:
   - A written statement from an address confidentiality application assistant or a medical professional who has consulted with the victim related to the violence committed against them
   - OR
   - Civil or Criminal Protection Order or a police report documenting the abuse that is no older than 60 days.

The Fair Housing Act

The federal Fair Housing Act mandates that landlords cannot discriminate on the basis of race, color, national origin, religion, sex, familial status, or disability.

The Fair Housing Act in its entirety plays an important role in protecting victims. Two notable aspects of the law are highlighted below:

1. The Fair Housing Act ensures that landlords must make reasonable accommodations for service animals. If your building does not normally allow pets, you may have to waive that restriction for a tenant who uses a service animal.

2. The Fair Housing Act protects pregnant tenants from unlawful eviction or denial. You cannot refuse to lease or evict someone because they have or will be having children.

WHAT YOU DO MATTERS!

Everyone needs a safe place to call home. Landlords can play a crucial role in supporting survivors of domestic violence, sexual assault, and stalking.

You can support victims and help to hold abusers accountable. For instance, you can offer to let the survivor call an advocate from your phone. You can allow victims to stay in housing when it is safe to do so and allow for flexibility when they need to relocate for safety concerns. Federal and state laws will help guide your efforts.

Help create an atmosphere in which victims and their families can thrive. For example, leave flyers around the apartment complex/building/mobile home park promoting greater safety for everyone, including the survivor of abuse. Check out cdav.org or contact your local victim advocacy program.

Even small actions, like showing compassion in the face of a difficult situation, helps us to become a community where everyone has a safe place to call home.

For More Information:

- Close to Home Campaign: www.closetohomeco.org
- Fair Housing Act: www.usdoj.gov/crt/housing/title8.php
- National Housing Law Project: www.nhlp.org
- National Law Center on Homelessness and Poverty: www.nlchp.org/housing

Colorado Coalition Against Domestic Violence
www.ccadv.org
303-831-9632