



THREE RIVERS ASSOCIATION OF REALTORS®
Qualified Housing for Older Persons
Seller Notice to Brokerage



To: _____
[Name of Listing Brokerage Firm]

Seller(s) Name(s): _____

Property Address: _____

City: _____ ST: _____ Zip: _____ County: _____

The Fair Housing Act (FHAct) protects all residents from discrimination on the basis of race, color, national origin, religion, sex, handicap or familial status (families with children under the age of 18 living with parents or legal guardians, pregnant women and people trying to get custody of children under 18).

Senior Housing Exemption: Although the FHAct was amended in 1988 to prohibit discrimination on the basis of disability and familial status, Congress exempted housing specifically designed to meet the needs of senior residents from the prohibition on familial status discrimination. A community or development that meets the FHAct definition of housing for older persons is EXEMPT from the law’s familial status discrimination prohibitions, provided that:

- HUD has determined that the housing units are specifically designed for and occupied by elderly persons under a Federal, State or local government program, or
- The units are occupied solely by persons who are 62 or older; or
- At least one person who is 55 or older is an occupant in at least 80 percent of the occupied units, the community or development publishes and adheres to a policies that demonstrate an intent to limit occupancy to persons who are 55 or older, and complies with HUD’s regulations for verification of the ages of occupants of the housing units.

Therefore, a community or development that satisfies the legal definition of Senior Housing or Housing for Older Persons described above can legally exclude families with children if none of the unit occupants are 55 or older.

The Seller confirms that the above referenced Property is located within a community that is Qualified Housing for Older Persons under the FHAct, and the Listing Brokerage Firm is authorized and directed to disclose such restriction in marketing the Property for sale or rent. Seller will obtain and deliver to Listing Brokerage Firm within Ten (10) days from the date of this Notice a copy of any certification or other documentation evidencing that the Property qualifies for this senior housing exemption as defined by the FHAct.

Signature of Seller:

Signature of Seller:

Date: _____

Date: _____