

Assistance Animals Fact Sheet

There are three laws that relate to assistance animals and rental housing:

- Fair Housing Act (FHA)
- Section 504 of the Rehabilitation Act of 1973 (Section 504)
- Americans with Disabilities Act (ADA)

All three laws prohibit discrimination against people with disabilities. Let's compare!

FHA	Section 504	ADA
Applies to all rental housing	Applies to housing that receives HUD assistance	Applies to public areas in all businesses
Requires housing providers to make reasonable accommodations for people with disabilities	Requires housing providers to make reasonable accommodations for people with disabilities	Requires housing providers to permit service animals in any area of the community open to the public
<p>Assistance animal</p> <ul style="list-style-type: none">• Works, assists, performs tasks, or provides emotional support• Includes service, emotional support, and companion animals• May be (nearly) any animal commonly kept in the home• Not required to have specific training	<p>Assistance animal</p> <ul style="list-style-type: none">• Works, assists, performs tasks, or provides emotional support• Includes service, emotional support, and companion animals• May be (nearly) any animal commonly kept in the home• Not required to have specific training	<p>Service animal</p> <ul style="list-style-type: none">• Trained to do work or perform tasks for a person with a disability• Dog or miniature horse• Must be trained

A disability is defined as having a physical or mental impairment that substantially limits one or more major life activities. Major life activities are things like walking, speaking, hearing, seeing, breathing, taking care of one's self, and learning.

Reasonable accommodations relating to assistance animals may include things like making an exception to a breed, weight, or type of animal restriction. It could also mean permitting a person with a disability to have an assistance animal in a community or building with a no-pet policy.

Complying with applicable laws helps ensure people with disabilities have equal opportunities to access and enjoy housing.