



5 Things You Should Know About Protections from Discrimination or Harassment in Housing Based on Your Source of Lawful Income

- 1** The New Jersey Law Against Discrimination (LAD) prohibits discrimination and harassment in housing based on the source of lawful income you plan to use to pay rent. Sources of lawful income include subsidies or vouchers provided by federal, state, or local rental-assistance programs including Section 8 housing choice vouchers, rental assistance obtained from the COVID-19 Emergency Rental Assistance Program (CVERAP), State Rental Assistance Program (SRAP), and temporary rental assistance (TRA).
- 2** That means that a landlord cannot refuse to rent to you or discourage you from renting because you plan to pay your rent with Section 8, CVERAP, SRAP, TRA, or any subsidy or voucher provided by federal, state, or local rental-assistance programs. For example, a landlord cannot justify refusing to accept a tenant with a Section 8 voucher by saying that they do not want to deal with filling out the paperwork or going through the inspection required for Section 8.
- 3** It is also unlawful for a housing provider to advertise a property in any way that discriminates against prospective tenants based on source of lawful income, including by posting advertisements that state a refusal to accept, or express any limitation on, vouchers or subsidies. For example, advertisements that state "No Section 8," "Sorry, no CVERAP," "TRA not accepted," or "This property not approved for Section 8" violate the LAD.
- 4** The LAD also prohibits harassing, discriminatory, or threatening behavior or comments based on your source of lawful income, including from other tenants in your building. If your landlord knows or should have known about such harassment, the landlord must take action to stop it.
- 5** A landlord or housing provider cannot retaliate against you for attempting to pay with a source of lawful income or for exercising or attempting to exercise any other rights under the LAD.

To find out more or to file a complaint, go to [NJCivilRights.gov](https://www.njcivilrights.gov) or call 973-648-2700



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