



May 6, 2021

To whom it may concern:

The Fair Housing Council of Oregon, a statewide civil rights organization, is providing this letter to make sure you, as someone who owns or operates an RV Park, understand your legal responsibilities under federal and state civil rights laws that prohibit discrimination. Fair housing laws prohibit discrimination based on race, color, religion, national origin, sex, familial status (presence of children), disability, sexual orientation, marital status, domestic violence survivorship, and source of income.

Federal and state fair housing laws apply to spaces defined as “dwellings” and the analysis of a dwelling revolves around various criteria such as when an individual does not have a permanent address and the housing is serving, temporarily or long-term, as the home address, and for instances when the resident has the intent to be returning to the location as their dwelling.

RV and mobile home parks are required to follow fair housing laws when a guest is residing there ongoing and as their primary place of residence. In these situations, RV Parks cannot:

- Refuse to accept guests because they have been referred by a social service agency or are receiving rental support payments from a government or non-profit program.
- Refuse to allow families with children under the age of 18 or enforce rules that would disproportionately impact children (ex: no children at the pool or in the laundry room).
- Refuse to consider requests for disability-related Reasonable Modifications or Reasonable Accommodations, including assistance animals.
- Discriminate against current or prospective park residents based on other protected classes including their race, gender identity or sexual orientation, nation of origin, disability, and others covered by Federal and State Fair Housing regulations.

If an individual has stayed at the RV Park before and behaved in a way that violated rules of behavior, the park can refuse to accept them again as a guest. Furthermore, if a park resident violates terms of the rental agreement during residency, enforcement action can be taken if rules are enforced consistently among park residents and are in-line with existing federal and state laws.

When a prospective resident enquires about space availability, the RV Park is not permitted to treat the applicant differently due to race, national origin, sexual orientation, disability, etc. of the potential guest. Further, the RV park is not permitted to ask questions about an individual’s disability but must adhere to fair housing guidelines related to reasonable modifications and accommodations. Please also note that assumptions of exposure to or contraction of COVID19 also raise implications of disability related fair housing violations under the law. Further, any adverse action against individuals or agencies that raise fair housing issues is considered retaliation under the law. If you would like more detailed information about your responsibilities under civil rights laws, please visit our web site, www.fhco.org or contact us at information@fhco.org.

Sincerely,

A handwritten signature in black ink that reads "Shyle Ruder".

Shyle Ruder, Education and Outreach Director

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