

## Call FHU's hotline

- To report discriminatory design and accessibility features.
- To request a design and accessibility presentation.

(904) 356-8371  
Hotline: 1-866-356-8371

## Department of Housing and Urban Development

1 (800) 669-9777

<https://www.hud.gov/fairhousing>

## Fair Housing Unit

JACKSONVILLE AREA LEGAL AID

## Design and Accessibility

**It is unlawful discrimination to design and construct certain multifamily dwellings without certain features of accessible design. If you have a disability, ensure your home is accessible!**

The Fair Housing Unit (FHU) enforces the fair housing laws throughout Baker, Bradford, Clay, Duval, Nassau, and St. Johns counties. There are no income requirements for FHU clients. FHU is committed to zealously advocate on behalf of victims of discrimination, and has a three-fold approach to accomplish this mission:

- 1. EDUCATION:** FHU educates housing consumers to recognize and report housing discrimination. If your group would like to receive a fair housing presentation, please call the hotline.
- 2. INVESTIGATION:** FHU often investigates cases of alleged discrimination through testing. Testing has proven to be a highly effective method of identifying unlawful housing discrimination. FHU also conducts ongoing research and monitoring efforts to determine the nature and the extent of housing discrimination being practiced in our community.
- 3. ENFORCEMENT:** FHU attorneys may negotiate on behalf of a client, represent a client in state or federal court, or may help a client file a complaint with a government agency, and advocate for him or her throughout the process.



JACKSONVILLE AREA  
**Legal Aid**

### Fair Housing Unit

126 W. Adams Street  
Jacksonville, FL 32202  
[www.jaxlegalaid.org](http://www.jaxlegalaid.org)  
(904) 356-8371  
Fax: (904) 356-8780

FLORIDA RELAY (FOR HEARING  
AND SPEECH IMPAIRED)  
1-800-955-8771 (ENGLISH)  
1-800-955-8773 (SPANISH))

## What does the Law say?

### The Fair Housing Act:

State and federal fair housing laws prohibit discrimination in housing based on:

- Race
- Color
- National Origin
- Familial Status (Presence of minor children or expectant mothers)
- Disability
- Sex
- Religion

### Why are disabled persons a protected class?

- People with disabilities are unique because they are the only minority that can be discriminated against solely by the design of the building.
- The Fair Housing Act fixes this unique problem by establishing design and construction requirements for multifamily housing built for first occupancy after March 13, 1991.
- The law provides that a failure to design and construct certain multifamily dwellings to include certain features of accessible design will be regarded as unlawful discrimination.

### How do I know if my home is covered by the Fair Housing Act?

The seven requirements apply to all private and public multifamily housing. This includes:

- All dwelling units in a building containing four or more units, with an elevator.
- All ground floor units in buildings containing four or more units, without an elevator.

### Not Covered!

- Detached single family houses
- Duplexes or triplexes
- Multistory town houses without an elevator

Updated March 2026

## How do I recognize design and accessibility discrimination?

### Seven design requirements!

**1) Accessible building entrance on an accessible route.** An accessible route is the key element that allows people with mobility disabilities to travel around a building site and enter, use, and enjoy features available to all residents. It is continuous pedestrian path with no steps, no abrupt changes in level, and no steep slopes.

**2) Accessible and usable public and common use areas.** Site amenities required to be on an accessible route include fire alarms, mailboxes, separate laundry buildings, clubhouses, pool area, public and recreational areas, and refuse disposal areas, among others.

**3) Usable Doors.** Doors must be wide enough to provide access for people in wheel chairs. Doors in common use areas must have a minimum 32" clear opening. All dwelling interior doors must provide a nominal 32" clear opening (31 and 5/8").

**4) Accessible route in and through the unit.** Route must be 36" wide or wider.

**5) Light switches, electrical outlets, thermostats, and other environmental controls in accessible locations.** All controls should be mounted no higher than 48". All outlets should be mounted no lower than 15".

**6) Reinforced walls for grab bars.** Areas to be reinforced: toilets, tubs, and showers. Grab bars must be installed at the time of construction in common use toilet rooms and bathing facilities.

**7) Usable kitchens and bathrooms.** 30" x 48" clear floor space at appliances. Minimum clearance of 40" between all opposing cabinets, countertops, appliances, or walls. Both must have usable doors, be on accessible route, outlets and switches in usable locations.

Note: If you have an impairment, disability, language barrier, or otherwise require an alternative means of reading this brochure or accessing information about Fair Housing, please contact us about arranging alternative accommodations.

