

In 1995, HUD, the Fair Housing Council of Oregon, and the Portland Metropolitan Area Boards and Associations of REALTORS® Multiple Listing Service, Inc. entered a conciliation agreement that identified words and phrases that potentially violate the Fair Housing Act. The list was the product of a negotiated settlement and not a ruling by a court or HUD, and HUD has not endorsed this list. Words not appearing on this list could be used to discriminate. Conversely, words appearing on the list will not always violate the law.

See attached Fair Housing Word and Phrase List

Fair Housing Word and Phrase List

Last update: 12/2009

Summary: This is a helpful resource for members when writing ads or the remarks and directions fields in MLS. It is an excellent tool for new member orientation when discussing Fair Housing. And, it makes for an excellent ANNUAL mailing to firms.

Fair Housing Word and Phrase List :

The following list is compiled of words or phrases that are UNACCEPTABLE. Usage of any of the following terms will be immediately deleted from the listing and the Principal Broker will be notified of the purge.

Able bodied	Married
Adult community	Mature couple(s)
Adult living	Mature individual
Adults only	Mature person(s)
African	Membership approval required
Agile	Mentally handicapped, no
Alcoholics, no	Mentally ill, no
Asian	Mexican-American
Bachelor	Mormon Temple
Blacks, no	Mosque
Board approval required	(Nationality)
Catholic	Newlyweds
Caucasian	(# of) children
Chicano	Older person
Chinese	One Child
Children, no	One person
Colored	Oriental
Couple(s)	Physically fit
Couple only	Polish
Crippled, no	Puerto Rican
Deaf, no	Retarded, no
Drinkers, no	Seasonal worker, no
Employed, must be	Shrine
Empty nesters	Singles only
(Ethnic reference)	Single Person
Handicapped, not for	Smoker(s), no
Healthy only	Soc. Sec. Ins., no
Hispanic	Tenant (description of)
Impaired, no	Unemployed, no
Independent living	White
Indian	White only
Irish	(Religious reference)
Integrated	Reference to private clubs
Jewish	(# of) people
Landlord	Reference to private schools
Latino	

Reference to ANY of the protected classes: Race, Religion, Familial Status, Sex, National Origin, Color or Handicapped

The following list is compiled of words or phrases that should be used with great CAUTION.

Active
Board approval required
Close to _____
Desirable neighborhood
Domestic quarters
Female(s) only
Female roommate
(Gender specific)
Gentleman's farm
Grandma's house
Golden Agers
Males only
Male roommate
Membership approval required

Near _____
Near country club
No students
Number of persons
Prestigious
Quality neighborhood
Retirees
Secure
Senior Citizens
Single woman/man
Sophisticated
Students
Two People
Within walking distance

The following list is compiled of words or phrases that are ACCEPTABLE:

Credit check required
Den
Equal Housing Opportunity
Family room
First time buyer
Fixer-upper
Great for family
In-Law apartment
Luxury townhouses
Nanny room
Near golf course
Near mass transit
Neighborhood name
Nice
No drinking
No drugs
No drug users
No smoking
Nursery
Nursing home

On bus route
Play area
Privacy
Private driveway
Private entrance
Quality construction
Quiet
Reference required
School district
School name
Security provided
Senior discount
_____ square feet
Starter home
Traditional Style
Tranquil setting
Verifiable income
View of _____
With view

These sample materials have been provided by state and local associations. NAR has not reviewed these materials and makes no representations about whether they comply with state or federal laws or regulations or applicable NAR policies. The advice of local legal counsel should be obtained before adopting or adapting any of these materials.