



Eff. April 3, 2026

**STATE OF OHIO
DEPARTMENT OF COMMERCE**

ANTI-DISCRIMINATION DISCLOSURE TO SELLERS OF RESIDENTIAL REAL ESTATE

This disclosure is provided to you by your real estate licensee **before** your residential property is listed for sale, exchange, or purchase. Ohio law requires that you review and acknowledge this information before your property may be marketed or shown. No licensee shall market, advertise, show, or otherwise offer a seller's residential real estate for sale, exchange, or purchase unless the licensee has provided the required disclosure form and received a signed and dated copy from the seller.

Federal Law – Fair Housing Act (42 U.S.C. § 3601 et seq.)

The federal Fair Housing Act makes it unlawful to discriminate against any person in housing-related transactions based on any of the following categories collectively known as “protected classes.”

- Race
- Color
- Religion
- Sex
- National origin
- Familial status
- Disability

Prohibited conduct includes, but is not limited to:

- Refusing to sell or negotiate for housing
- Setting different terms or conditions for sale
- Making discriminatory statements or advertisements
- Indicating a preference or limitation based on a protected class
- Engage in conduct known as blockbusting

Ohio Law – Ohio Fair Housing Law (R.C. Chapter 4112)

It is illegal, pursuant to the Ohio fair housing law, division (H) of section 4112.02 of the Revised Code, and the federal fair housing law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes, a practice known as “blockbusting.”

In addition to state and federal fair housing laws, many Ohio cities, municipalities, villages, and townships may also have additional fair housing laws. Real estate licensees are not attorneys and cannot provide you with legal advice. Sellers are advised to consult with an attorney.



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Penalties for Violating Fair Housing Laws

Violations of federal or state fair housing laws are serious and can be costly, including:

- **Civil penalties and fines** imposed by federal or state agencies which include:
 - Up to ten thousand dollars for a first violation;
 - Up to twenty-five thousand dollars if the respondent has committed one prior violation within the preceding five years; and
 - Up to fifty thousand dollars if the respondent has committed two or more prior violations within the preceding seven years
- **Court-ordered damages** to compensate individuals harmed by discriminatory conduct
- **Injunctive relief**, requiring specific actions or prohibiting certain conduct
- **Attorney's fees and court costs** awarded to prevailing parties
- **Administrative sanctions** under Ohio law, including orders to cease discriminatory practices.

Violations involving real estate transactions may also expose parties to investigation and enforcement actions by the U.S. Department of Housing and Urban Development (HUD), the Ohio Civil Rights Commission, or the courts.

This disclosure does not replace the advice of an attorney and is provided for informational purposes as required by Ohio law.

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Seller Signature Date

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