

NEW YORK STATE HUMAN RIGHTS LAW

The New York State Human Rights Law (NYSHRL) prohibits discrimination in housing on the basis of disability, among other protected classes.

The NYSHRL prohibits housing providers from refusing to sell, rent or lease to any person a housing accommodation on account of disability. It also prohibits housing providers from discriminating against any person because of disability in the terms, conditions or privileges of the sale, rental or lease of any such housing accommodation, or in the furnishing of facilities or services in connection with the housing unit.

Housing providers are obligated to reasonably accommodate persons with disabilities to allow them to use and enjoy their home, and they are required to pay and provide for reasonable modifications to common areas to make them accessible to such persons.

The definition of “disability” under the NYSHRL is more expansive than under the federal *Fair Housing Act*. It includes, in part, a physical, mental or medical impairment that prevents the exercise of a normal bodily function. There are no qualifiers as to the severity of the disability under the NYSHRL. Unlike federal law, NYSHRL does not require that the impairment “substantially limit a major life activity.”