

## **Real Estate Professionals and Landlords Guide to Reasonable Accommodations and Modifications in Housing**

*Reasonable Accommodations: These are changes in any rule, policy, procedure or service needed in order for a person with a disability to have equal access to and enjoyment of their home.*

Property owners or managers have a legal responsibility to make reasonable accommodations to allow a person with a disability to live in the housing unit they are offering for rent. Under the law, people with disabilities also have the right to request reasonable accommodations be made to allow them to live in their home.

Examples of reasonable accommodations include allowing an overnight caregiver despite a policy prohibiting overnight guests, providing a designated parking space for a van or permitting a tenant to transfer to a ground-floor unit. This list is not exhaustive; the accommodation should be tailored to allow individuals to access their homes. Reasonable accommodations are made at the housing provider's expense.

*Reasonable Modifications: These are physical changes to an apartment or house that make the unit accessible to someone with a disability.*

Under the law, a person with a disability must be permitted to have reasonable modifications made to their housing unit or to public or common-use areas as needed to provide equal access.

Examples of reasonable modifications include wheelchair ramps, supporting bars, wider doorways and hallways, and automated doors. This list is not exhaustive; the physical modification should be tailored to allow individuals to have access to their homes.

*Pursuant to the New York State Human Rights Law, all housing providers, real estate licensees and property managers must provide each prospective tenant with a “Notice of Tenants Rights to Reasonable Modifications and Accommodations for Persons with Disabilities” at first substantive contact.*

This notice sets forth the rights a person with a disability has to request reasonable modifications or accommodations. Housing providers must post the notice in a well-lit area in the building where an individual is seeking the accommodation or in any leasing office, and they must display a link to the notice on the homepage of any website they create or maintain. Real estate licensees are also required to post the notice in their office in a conspicuous well-lit area and display a link to the notice on the homepage of their websites.

The New York State Association of REALTORS® (NYSAR) has developed [two sample notices](#), one where the managing agent information is known and one where the managing agent information is unknown.

