

Pub. L. 108-447, div. I, title II, Dec. 8, 2004, 118 Stat. 3312.  
 Pub. L. 108-199, div. G, title II, Jan. 23, 2004, 118 Stat. 389.  
 Pub. L. 108-7, div. K, title II, Feb. 20, 2003, 117 Stat. 499, as amended by Pub. L. 108-199, div. G, title II, Jan. 23, 2004, 118 Stat. 389.

**§ 3550. Audit of Department financial statements**

For this fiscal year and each fiscal year thereafter, subject to appropriations for that purpose, the Office of Inspector General shall procure and rely upon the services of an independent external auditor(s) to audit the financial statements of the Department of Housing and Urban Development, including the consolidated financial statement and the financial statements of the Federal Housing Administration and the Government National Mortgage Association.

(Pub. L. 116-260, div. L, title II, Dec. 27, 2020, 134 Stat. 1891.)

**Editorial Notes**

REFERENCES IN TEXT

This fiscal year, referred to in text, is fiscal year 2021.

CODIFICATION

Section was enacted as part of the Department of Housing and Urban Development Appropriations Act, 2021, and also as part of the Transportation, Housing and Urban Development, and Related Agencies Appropriations Act, 2021, and not as part of the Department of Housing and Urban Development Act which comprises this chapter.

**Statutory Notes and Related Subsidiaries**

SIMILAR PROVISIONS

Provisions similar to this section were contained in the following prior appropriation act:

Pub. L. 116-94, div. H, title II, Dec. 20, 2019, 133 Stat. 2999.

**CHAPTER 45—FAIR HOUSING**

SUBCHAPTER I—GENERALLY

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- Sec.
- 3616a. Fair housing initiatives program.
- 3617. Interference, coercion, or intimidation.
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- 3619. Separability.

SUBCHAPTER II—PREVENTION OF INTIMIDATION

- 3631. Violations; penalties.

SUBCHAPTER I—GENERALLY

**§ 3601. Declaration of policy**

It is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States.

(Pub. L. 90-284, title VIII, §801, Apr. 11, 1968, 82 Stat. 81.)

**Statutory Notes and Related Subsidiaries**

EFFECTIVE DATE OF 1988 AMENDMENT

Pub. L. 100-430, §13(a), Sept. 13, 1988, 102 Stat. 1636, provided that: “This Act and the amendments made by this Act [see Short Title of 1988 Amendment note below] shall take effect on the 180th day beginning after the date of the enactment of this Act [Sept. 13, 1988].”

SHORT TITLE OF 1995 AMENDMENT

Pub. L. 104-76, §1, Dec. 28, 1995, 109 Stat. 787, provided that: “This Act [amending section 3607 of this title] may be cited as the ‘Housing for Older Persons Act of 1995’.”

SHORT TITLE OF 1988 AMENDMENT

Pub. L. 100-430, §1, Sept. 13, 1988, 102 Stat. 1619, provided that: “This Act [enacting sections 3610 to 3614a of this title, amending sections 3602, 3604 to 3608, 3615 to 3619, and 3631 of this title and sections 2341 and 2342 of Title 28, Judiciary and Judicial Procedure, repealing former sections 3610 to 3613 of this title, and enacting provisions set out as notes under this section and section 3602 of this title] may be cited as the ‘Fair Housing Amendments Act of 1988’.”

SHORT TITLE

Section 1 of Pub. L. 90-284, as added by Pub. L. 100-430, §2, Sept. 13, 1988, 102 Stat. 1619, provided: “That this Act [enacting this chapter, sections 231 to 233, 245, 2101, and 2102 of Title 18, Crimes and Criminal Procedure, and sections 1301 to 1303, 1311, 1312, 1321 to 1326, 1331, and 1341 of Title 25, Indians, amending sections 1973j, 3533, 3535 of this title, and sections 241, 242, and 1153 of Title 18, enacting provisions set out as notes under sections 231 and 245 of Title 18, and repealing provisions set out as notes under section 1360 of Title 28, Judiciary and Judicial Procedure] may be cited as the ‘Civil Rights Act of 1968’.”

Section 800 of Pub. L. 90-284, title VIII, as added by Pub. L. 100-430, §4, Sept. 13, 1988, 102 Stat. 1619, provided that: “This title [enacting this subchapter and amending sections 3533 and 3535 of this title] may be cited as the ‘Fair Housing Act’.”

SEPARABILITY

Pub. L. 100-430, §14, Sept. 13, 1988, 102 Stat. 1636, provided that: “If any provision of this Act [see Short Title of 1988 Amendment note above] or the application thereof to any person or circumstances is held invalid, the remainder of the Act and the application of the provision to other persons not similarly situated or to other circumstances shall not be affected thereby.”

DISCLAIMER OF PREEMPTIVE EFFECT ON OTHER ACTS

Pub. L. 100-430, §12, Sept. 13, 1988, 102 Stat. 1636, provided that: “Nothing in the Fair Housing Act [this sub-

chapter] as amended by this Act [see Short Title of 1988 Amendment note above] limits any right, procedure, or remedy available under the Constitution or any other Act of the Congress not so amended.”

#### INITIAL RULEMAKING

Pub. L. 100-430, §13(b), Sept. 13, 1988, 102 Stat. 1636, provided that: “In consultation with other appropriate Federal agencies, the Secretary shall, not later than the 180th day after the date of the enactment of this Act [Sept. 13, 1988], issue rules to implement title VIII [this subchapter] as amended by this Act [see Short Title of 1988 Amendment note above]. The Secretary shall give public notice and opportunity for comment with respect to such rules.”

#### FEDERALLY PROTECTED ACTIVITIES; PENALTIES

Penalties for violations respecting federally protected activities not applicable to and not affecting activities under this subchapter, see section 101(b) of Pub. L. 90-284, set out as a note under section 245 of Title 18, Crimes and Criminal Procedure.

### § 3602. Definitions

As used in this subchapter—

(a) “Secretary” means the Secretary of Housing and Urban Development.

(b) “Dwelling” means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

(c) “Family” includes a single individual.

(d) “Person” includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trusts, unincorporated organizations, trustees, trustees in cases under title 11, receivers, and fiduciaries.

(e) “To rent” includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

(f) “Discriminatory housing practice” means an act that is unlawful under section 3604, 3605, 3606, or 3617 of this title.

(g) “State” means any of the several States, the District of Columbia, the Commonwealth of Puerto Rico, or any of the territories and possessions of the United States.

(h) “Handicap” means, with respect to a person—

(1) a physical or mental impairment which substantially limits one or more of such person’s major life activities,

(2) a record of having such an impairment, or

(3) being regarded as having such an impairment,

but such term does not include current, illegal use of or addiction to a controlled substance (as defined in section 802 of title 21).

(i) “Aggrieved person” includes any person who—

(1) claims to have been injured by a discriminatory housing practice; or

(2) believes that such person will be injured by a discriminatory housing practice that is about to occur.

(j) “Complainant” means the person (including the Secretary) who files a complaint under section 3610 of this title.

(k) “Familial status” means one or more individuals (who have not attained the age of 18 years) being domiciled with—

(1) a parent or another person having legal custody of such individual or individuals; or

(2) the designee of such parent or other person having such custody, with the written permission of such parent or other person.

The protections afforded against discrimination on the basis of familial status shall apply to any person who is pregnant or is in the process of securing legal custody of any individual who has not attained the age of 18 years.

(l) “Conciliation” means the attempted resolution of issues raised by a complaint, or by the investigation of such complaint, through informal negotiations involving the aggrieved person, the respondent, and the Secretary.

(m) “Conciliation agreement” means a written agreement setting forth the resolution of the issues in conciliation.

(n) “Respondent” means—

(1) the person or other entity accused in a complaint of an unfair housing practice; and

(2) any other person or entity identified in the course of investigation and notified as required with respect to respondents so identified under section 3610(a) of this title.

(o) “Prevailing party” has the same meaning as such term has in section 1988 of this title.

(Pub. L. 90-284, title VIII, §802, Apr. 11, 1968, 82 Stat. 81; Pub. L. 95-598, title III, §331, Nov. 6, 1978, 92 Stat. 2679; Pub. L. 100-430, §5, Sept. 13, 1988, 102 Stat. 1619.)

#### Editorial Notes

##### AMENDMENTS

1988—Subsec. (f). Pub. L. 100-430, §5(a), substituted “3606, or 3617” for “or 3606”.

Subsecs. (h) to (o). Pub. L. 100-430, §5(b), added subsecs. (h) to (o).

1978—Subsec. (d). Pub. L. 95-598 substituted “trustees in cases under title 11” for “trustees in bankruptcy”.

#### Statutory Notes and Related Subsidiaries

##### EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

##### EFFECTIVE DATE OF 1978 AMENDMENT

Amendment by Pub. L. 95-598 effective Oct. 1, 1979, see section 402(a) of Pub. L. 95-598, set out as an Effective Date note preceding section 101 of Title 11, Bankruptcy.

##### TRANSVESTISM

Section 6(b)(3) of Pub. L. 100-430 provided that: “For the purposes of this Act [see Short Title of 1988 Amendment note set out under section 3601 of this title] as well as chapter 16 of title 29 of the United States Code [29 U.S.C. 701 et seq.], neither the term ‘individual with handicaps’ nor the term ‘handicap’ shall apply to an individual solely because that individual is a transvestite.”

### § 3603. Effective dates of certain prohibitions

#### (a) Application to certain described dwellings

Subject to the provisions of subsection (b) and section 3607 of this title, the prohibitions