

Fair Housing and Parking

Accessible parking is a common issue that results in many Fair Housing complaints. People with disabilities often need parking that is accessible and close to their destination. There are accessibility guidelines that govern the number of accessible spaces required using a formula that goes beyond the scope of this factsheet. Generally, residents with disabilities who require accessible parking must be able to park in a spot that allows them to freely use and enjoy their dwelling.



The following are common scenarios that may lead to a violation of the Fair Housing Act:

- An apartment complex has enough spaces for every unit to have 2 spaces with extra for guests. However, the spaces are not assigned and are on a first-come-first-served basis. A resident with a disability cannot walk long distances and thus needs a spot close to his apartment but these spots are usually taken by the time he gets home from work.
- There are sufficient numbers of accessible spaces as required under the accessibility guidelines and one accessible space is close to the resident's unit. However, her neighbor has a friend with a disability and he often uses that space.
- A homeowners' association denies a request to create an accessible space in front of a home because the Design Committee determined it would alter the look of the neighborhood.

In all of these scenarios, the resident has the right to ask for a reasonable accommodation to the general parking rules and practices. Reasonable accommodations related to parking include:



- Assigning a space to a person with a disability even when spaces are not generally assigned.
- Assigning an accessible space to a particular unit or individual even if there are other accessible spaces nearby.
- Allowing a resident to create accessible parking as long as it meets zoning and construction codes.

If you need to request an accommodation, you should put your request in writing and keep copies of all your documents.

If your disability is not readily observable, you may need to provide documentation that you have a disability that requires the accommodation you are requesting. You do not have to disclose your diagnosis or the nature of your disability.

If you think your rights have been violated, you can file a complaint with the Virginia Fair Housing Office and the U.S. Department of Housing and Urban Development.

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