

Things to remember when it comes to accommodations and modifications hud.gov

- A reasonable accommodation is a change in policy, practices, or services when needed to give equal opportunity to an individual with a disability.
- A reasonable modification is a structural change to an existing premise. Interior or exterior of a dwelling and common or public use areas.
- A qualified individual with a disability is someone with a mental or physical impairment that limits one or more life activity, is regarded as having a disability, and/or a person with a record of such impairment.
- An accommodation or modification is needed when there is an identifiable relationship between their need and their disability
- The housing provider is allowed to obtain information that is needed to evaluate the individual's need for an accommodation/modification. If the person has a known disability and known need the provider may NOT request additional information. However, if the individual's disability or need is not known or obvious the provider may ask for additional information. In most cases, an individual's medical records or detailed information about the nature of a person's disability is not necessary for this inquiry.
- A provider may NOT require someone with a disability to pay extra fees or deposits as a condition of receiving a reasonable accommodation.
- The tenant is generally responsible for the cost of a reasonable modification. IF the individual lives in Federally assisted housing the provider MAY be required to pay for the modification if it does not amount to an undue burden.
- These discussions should be collaborative discussions where both sides have the opportunity to work together and find a solution that best meets the needs of the individual making the request and those living in the dwelling.
- May be denied if the request was not made by or on behalf of the individual with a disability. A provider may also deny the request if there is not a disability related need, or it can be proved that their specific request is an undue financial burden
- Keep in mind that even if you are able to deny someone's specific request due to proving undue burden that does not mean you don't have to accommodate them in some way. You still need to work with them to identify potential solutions so they can be as independent as possible.