

State Nondiscrimination Laws: Housing

No updates required since May 12, 2026

What's in this document (click to jump to that section):

Background	2
Equality Maps & Additional Resources	2
State-by-State Sources & More Detail	3

To receive regular updates, subscribe here: <http://bit.ly/map-newsletter>

To donate to support MAP's work tracking these policies, click here:
<https://mapresearch.org/donate>

Recommended citation:

Movement Advancement Project. [Year of access]. "Equality Maps: Housing Nondiscrimination Laws." <https://mapresearch.org/equality-map/nondiscrimination-laws/#housing>. Data as of [date of access].

Background

Housing nondiscrimination laws protect people from being unfairly evicted, denied housing, or refused the ability to rent or buy housing because of some aspect of who they are. While state laws vary, these laws commonly include protections against discrimination based on race, religion, age, disability, sex, and—less commonly—sexual orientation or gender identity.

NOTE: As of February 11, 2021, the federal Department of Housing and Urban Development (HUD) issued an [memorandum \(HUD No. 21-021\)](#) confirming that it is illegal to discriminate in housing based on sexual orientation and gender identity. As a result, LGBTQ people across the country could [file housing discrimination complaints](#) with HUD. However, this guidance was later rescinded under the Trump administration.

Equality Maps & Additional Resources

- See our [Equality Map: Housing Nondiscrimination Laws](#), which is updated and maintained in real time alongside this document.
 - See also our [Equality Map: Local-Level Housing Nondiscrimination Ordinances](#), which is also updated and maintained in real time. Lists of municipalities with local-level nondiscrimination ordinances can be found on each state profile page on our website.
- For more on LGBTQ people’s economic experiences, including in housing, see our landing pages on [economic security](#), [housing](#), and [more](#).

State-by-State Sources & More Detail

Alabama

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Alaska

- No state housing nondiscrimination law enumerating sexual orientation or gender identity
- Formerly, following the June 2020 U.S. Supreme Court ruling in [Bostock v. Clayton County, Georgia](#), the Alaska state agency explicitly interpreted existing state protections against discrimination based on sex to include both sexual orientation and gender identity for employment, housing, public accommodations, credit/lending, and government agencies/practices. See archived capture of [Alaska State Commission for Human Rights](#) (announced Dec 2020), agency [social media post](#) (Dec 2020), and [subsequent guidance](#) with further detail (Feb 2021). However, under pressure from conservative interest groups amid the 2022 election season, in August 2022 the agency rescinded its interpretation for all areas except for employment, which was explicitly covered by the U.S. Supreme Court ruling in *Bostock*. See [this coverage](#) for more details about this reversal, and see also the agency's [social media post](#) announcing the change (August 2022).

Arizona

- State attorney general explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See Attorney General's [statement](#) regarding state's Fair Housing Act (2023)

Arkansas

- No state housing nondiscrimination law enumerating sexual orientation or gender identity
- State has law preventing passage or enforcement of local nondiscrimination laws that are more inclusive than the state's law (e.g., banning local level laws that would include sexual orientation or gender identity). See [Ark. Code Ann. §14-1-403](#) (2015).

California

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Cal. Gov. Code §§ 12955-12956.2, AB 1001](#) (1999; sexual orientation) and [AB 196](#) (2003, effective 2004; gender identity).

Colorado

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [C.R.S. 24-34-502](#) and [SB 08-200](#) (2008; sexual orientation defined to include "transgender status," see [CRS §24-34-301](#)). See also [HB25-1312](#) (2025), clarifying protections for access to health care services, as well as for transgender people regarding name and pronoun use.

Connecticut

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [CGS Ch. 814c §46a-60](#), [HB 7133](#) (1991; sexual orientation), and [HB 6599](#) (2011; gender identity).

Delaware

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 121](#) (2009; sexual orientation) and [SB 97](#) (2013; gender identity).

District of Columbia

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [D.C. Code § 2-1402.11](#). Passed, including sexual orientation, in 1973. Re-adopted as the D.C. Human Rights Act in 1977. Amended to include gender identity in 2006 ([Law 16-58](#)).

Florida

- No state housing nondiscrimination law enumerating sexual orientation or gender identity
- Formerly, (0.75) state agency explicitly interpreted existing protections against discrimination based on sex to include both sexual orientation and gender identity. See Florida Commission on Human Rights (FCHR) ([Oct 2020](#) archive capture for employment application, [Feb 2021](#) archive for housing and public accommodations and [Feb 2021 coverage](#) regarding this extension to housing and public accommodations). In Nov 2025, the FCHR voted to rescind these interpretive protections ([minutes](#); [video](#)).

Georgia

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Hawai`i

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Hawai`i Rev. Stat. § 515-3](#) and [H.B. 1715](#) (2005).

Idaho

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Illinois

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [775 ILCS 5/1-102](#) (2005, effective 2006)

Indiana

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Iowa

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Iowa Code § 216.8](#) and [216.8a, SF 427](#) (2007) adding sexual orientation and gender identity, and [SF 418](#) (2025), removing gender identity.
- State has law preventing passage or enforcement of local nondiscrimination laws that are more inclusive than the state's law (e.g., banning local level laws that would include gender identity). See [SF 579](#) (2026).

Kansas

- State agency explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See Kansas Human Rights Commission's [Statement on Bostock](#) (2020)

Kentucky

- State agency explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See [Kentucky Commission on Human Rights](#) (2021)

Louisiana

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Maine

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Me. Rev. Stat. tit. 5, §4581-A](#) (2005)

Maryland

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 205](#) (2001; sexual orientation) and [SB 212](#) (2014; gender identity).

Massachusetts

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Mass. Gen. Laws, chapter 151B, § 4-3B, 3C, 6, and 7](#) (2011)

Michigan

- State housing nondiscrimination law covers sexual orientation and gender identity
- See [SB4](#) (2023), as well as the Michigan Supreme Court's decision in [Rouch World LLC v. Department of Civil Rights](#) (July 2022).
- Formerly, state agency explicitly interpreted existing protections against discrimination based on sex to include both sexual orientation and gender identity. See Michigan Civil Rights Commission's [Interpretive Statement](#) (2018).

Minnesota

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Minn. Stat. § 363A.09](#), [HF 585](#) (1993; sexual orientation defined to cover gender identity), and [SF 2909](#) (2023; moving gender identity to standalone definition).

Mississippi

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Missouri

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Montana

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Nebraska

- State agency explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See Nebraska Equal Opportunity Commission's [statement](#) (2020).

Nevada

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 368](#) (2011).

New Hampshire

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [HB 421](#) (1997; sexual orientation) and [HB 1319](#) (2018; gender identity).

New Jersey

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [N.J. Stat. § 10:5-4](#), and [10:5-12](#) amended to include sexual orientation in 1992 and amended to include gender identity in 2007.

New Mexico

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [HB 314](#) (2003).

New York

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 720](#) (2002; sexual orientation) and [SB 1047](#) (2019; gender identity).
- Prior to 2019, the [New York Code of Rules and Regulations §466](#) prohibited gender identity discrimination, via executive order (2015).

North Carolina

- No state housing nondiscrimination law enumerating sexual orientation or gender identity
- Prior to 12/1/2020, state law prevented passage or enforcement of local nondiscrimination laws. See [HB 2](#) (2016) and [HB 142](#) (2017). The part of HB 142 that preempted local ordinances expired on 12/1/2020.

North Dakota

- State agency explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See [North Dakota Department of Labor and Human Rights statement](#) (2020)

Ohio

- State agency explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- See [Ohio Civil Rights Commission](#) (Dec 2021) (archive of [original language](#))

Oklahoma

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Oregon

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 2](#) (2007)

Pennsylvania

- State regulations and agency both explicitly interprets existing protections against discrimination based on sex to include both sexual orientation and gender identity
- Regulations: [53 Pa.B. 3188](#) (2023)
- Agency: See Pennsylvania's Human Relations Commission's [Guidance on Discrimination on the Basis of Sex Under the Pennsylvania Human Relations Act \(PHRA\)](#) (2018).

Rhode Island

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Rhode Island Stat. § 34-37-4](#), amended in 1995 to include sexual orientation and in 2001 to include gender identity

South Carolina

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

South Dakota

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Tennessee

- No state housing nondiscrimination law enumerating sexual orientation or gender identity
- State has law preventing passage or enforcement of local nondiscrimination laws that are more inclusive than the state's law (e.g., banning local level laws that would include sexual orientation or gender identity). See [Tenn. Code Ann. § 7-51-1802](#) (2011).

Texas

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Utah

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [S.B. 296](#) (2015)

Vermont

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Vt. Stat. tit. 9, § 4503](#), amended to include sexual orientation in 1992 and amended to include gender identity in 2007

Virginia

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [SB 868](#) (2020)

Washington

- State housing nondiscrimination law enumerates sexual orientation and gender identity
- See [Wash. Rev. Code § 49-60-222](#) (2006)

West Virginia

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

Wisconsin

- State housing nondiscrimination law enumerates sexual orientation only
- See [Wis. Stat. § 106.50](#) (1982)

Wyoming

- No state housing nondiscrimination law enumerating sexual orientation or gender identity

U.S. Territories

American Samoa

- No territory-level housing nondiscrimination law enumerating sexual orientation or gender identity

Guam

- No territory-level housing nondiscrimination law enumerating sexual orientation or gender identity

Commonwealth of the Northern Mariana Islands

- No territory-level housing nondiscrimination law enumerating sexual orientation or gender identity

Puerto Rico

- No territory-level housing nondiscrimination law enumerating sexual orientation or gender identity

U.S. Virgin Islands

- Territory housing nondiscrimination law covers sexual orientation and gender identity
- See [Bill 34-0271](#) (2023) and [10 V.I.C. § 64](#).