

RIGHT TO LEGAL ACTION

As a tenant in Indiana you can choose from a few options in the event a landlord neglects their duties. It's always a good idea to speak with a tenant's rights attorney to determine legal recourse if a landlord is:

- Invading your privacy
- Not keeping the premises safe and in compliance with health and housing codes
- Failing to fix appliances
- Failing to provide adequate heat and hot water

In Indiana, you have the right to put rent money towards repairs in the event a landlord hasn't made repairs within a reasonable time. You also have the right to terminate your lease agreement when premises become uninhabitable. Lastly, any financial damages incurred by a landlord's negligence can be pursued in small claims court.

As a tenant you are protected against retaliatory action from a landlord who might discriminate against a crime victim. You also have the right to have locks changed and/or the ability to terminate the rental agreement with 30-days notice.

SAFE, CLEAN AND HABITABLE

According to Indiana law, the landlord must comply with all building and health codes and provide a safe and clean dwelling. The rental unit must be cleaned, with toilets, furnaces and windows working. Locks must be on every outside door or doors that lead to a common area. Keeping rental premises habitable includes maintaining the structural safety of the building and weatherproofing.

PRIVACY

Landlords must give you advanced notice before they enter your dwelling. The only exception is in the case of an emergency.

DEPOSIT

As a tenant in the state of Indiana you have the right to have your security deposit returned if the rental property is returned to the landlord in good order. It is illegal for the landlord to use a security deposit for the purpose of making repairs to the property as part of normal wear and tear - such as carpet cleaning or repainting walls.

FAIR HOUSING

The Fair Housing Act prohibits discrimination in the sale, rental and financing of dwellings, and other housing-related transactions, based on race, color, national origin, religion, sex, familial status (having children under the age of 18) and disability. If you feel you have been the victim of housing discrimination you are encouraged to contact:

Indiana Civil Rights Commission

100 North Senate Avenue, Room N103
Indianapolis, Indiana 46024
(317) 232-2600
www.in.gov/icrc

ACCESS TO PROPERTY

You have the right to access your rental property at all times. It is illegal for a landlord to deny you access to your rented property by means of changing locks, barring windows or removing doors. The only way a landlord may deny you entry to your rental property is through a court order. You also have the right to continuous use of your utilities without interruption to these services.

MAINTENANCE OF COMMON AREAS

Landlords have a duty to maintain common areas throughout rental premises. Common areas are those areas shared by all tenants. These include fences, parking, landscaping and recreational areas.

UPKEEP

Indiana law requires a landlord to provide heat, water and appliances. Additionally, landlords are required to provide sanitary, plumbing and electrical systems. In Indiana, landlords must provide an adequate amount of heat to rental units and a reasonable amount of water.

AFFORDABLE HOUSING

Some rental units may use federal or state subsidies to reduce the cost of housing. In affordable housing rents are limited based on average median incomes for the county. Rent must not be more than 30% of your monthly income of utilities. Because these rental units are subsidized you are required to provide proof of income annually. For more information about affordable housing you are encouraged to contact:

Indiana Housing & Community Development Authority

30 S. Meridian St., Suite 1000
(317) 234-7777
www.in.gov/ihcda