



Fair Housing Basics for Owners: Handling Accommodation and Modification Requests

Apr 01, 2026

Categories:

[In the News](#)
[Publications](#)

Authors:

[Tessa L. Castner](#)
[Grace A. McVay](#)

FBT Gibbons attorneys [Tessa Castner](#) and [Grace Kuntz](#) authored an article for *Multifamily & Affordable Housing Business* magazine, titled “**[Fair Housing Basics for Owners: Handling Accommodation and Modification Requests](#)**,” offering practical guidance for multifamily owners and managers navigating fair housing compliance.

In the piece, Castner and Kuntz clarify the distinction between reasonable accommodations — changes to rules or policies that allow individuals with disabilities equal use and enjoyment of housing — and reasonable modifications, which involve structural changes to units or common areas. While the two concepts are often confused, the authors emphasize that a provider’s obligations, including responsibility for costs, vary significantly between them.

The article also outlines how and when tenants may submit requests and circumstances under which a request may be lawfully denied because of undue financial or administrative burden.

“Non-compliance can result in costly litigation and divert time and resources away from multifamily owners and managers’ core operations,” the authors note, underscoring the importance of staff training, clear procedures, and a consistent, good-faith approach to compliance.

[Read the full article in *Multifamily & Affordable Housing Business* magazine.](#)

© 2026 FBT Gibbons LLP. May be considered attorney advertising in some jurisdictions.