

Maine Listings **Unacceptable** Fair Housing Words Guideline

Able bodied	Felon(s)	Mosque
Active	Filipino, no	Muslim
Adult community*	Gays	Nationality
Adult living*	Golden-agers only	Nanny's room
Adult park*	Grandma's house	Negro
Adults only*	Group home(s), no	Newlyweds
African, no	Handicap parking, no	# of children
Agile	Handicapped, not for	One child
AIDS, no	Healthy only	Oriental
Alcoholics, no	Hindu	Parish
American Indians, no	Hispanic	Philippine, no
Arab	HIV, no	Physically fit
Asian	Homosexuals, no	Play area, no
Bachelor pad	Hungarian	Preferred community
Baptist(s)	Impaired, no	Polish
Bisexuals, no	Independent living	Professional
Blacks, no	Indian	Protestant
Blind, no	Integrated	Puerto Rican
Buddhist	Investor, no, only	Race
Catholic	Iranian(s)	Religious references
Caucasian	Iraqi(s)	Restricted***
Chicano, no	Irish	Retarded
Children, no	Islamic	Retiree(s)*
Chinese	Israeli(s)	Shrine
Christian	Italian	Single person
Church	Jewish, no	Single only
Colored	Kids, no	Soc. Sec. Ins.
Congregation	Latino, no	Spanish speaking, no
Couple(s)	Lesbians, no	Supplemental Security Income (SSI)
Couple only	Married, no	Synagogue, near
Criminal Record	Mature complex*	Teenager(s), no
Crippled	Mature couple(s)*	Temple
Deaf	Mature Individual(s)*	Tenant (description of)
Disabled	Mature person(s)*	Traditional neighborhood
Drinkers, no	Membership approval required	Transgenders, no
Elderly	Mentally handicapped	Unemployed, no
Employed, must be	Mentally ill	Ward House
Empty nesters*	Mexican	Wheelchairs, no
English only	Mexican-American	White(s)
Ethnic references	Middle Eastern	Reference to ANY of the protected classes: National Origin, Race, Religion, Familial Status, Sex or Handicapped
Families, no	Migrant workers, no	
Families, great for	Military, no	
Families, perfect for	Mormon Temple	

Maine Listings **Caution** Fair Housing Words Guideline

Active
Board approval required
Close to---
College students, no
Curfew
Desirable neighborhood
Domestic quarters
Exclusive
Executive
Female(s) only**
Female roommate**
55 and older community*
Gender specific
Gentleman's farm
Handyman's dream
Housing for older persons/seniors*
Ideal for___ (should not describe people)
Reference
Male roommate**
Male(s) only**
Man (men) only**
Membership Approval Required
Near ___
of students
of people
Older person(s)*
Person
Perfect for___ (should not describe people)

Pets, no
Prestigious
Private
Quality neighborhood
Retirement home*
Safe neighborhood
School name or district
Seasonal worker(s), no
Section 8 (no)
Secure
Senior adult community*
Senior Citizen(s)*
Senior discount*
Senior housing*
Senior(s)*
Sex or gender**
Single woman/man**
62 and older community*
Smoker(s), no
Snowbirds*
Sophisticated
Straight only
Students, no
Temple, near
Tranquil setting
Two people
Winter/summer visitors*
Woman (women) only**



Maine Listings **Acceptable** Fair Housing Words Guideline

Assistance animal(s)
Assistance animal(s) only
Bus, near
Convalescent home
Credit check required
Den
Drinking, no
Drug users, no
Drugs, no
Equal Housing Opportunity
Families welcome
Family room
First time buyer
Fixer-upper
Gated community
Golf course, near
Guest house
Handicap accessible
In-law apartment
Kids welcome
Luxury townhouses
Membership available
Mother-in-law apartment
Neighborhood name
Nice
Non-smokers
of sleeping areas

Nursery
Nursing home
Pets limited to assistance animals
Play area
Privacy
Private driveway
Private entrance
Private property
Private setting
Public transportation, near
Quality construction
Quiet
Quiet neighborhood
Responsible
Section 8 accepted/welcome
Security provided
Single family home
Smoking, no
Spanish speaking
Square feet
Starter home
Student(s)
Townhouse
Traditional style
Verifiable income
View of___
With View

These are not complete lists.

* Permitted to be used only when complex or development qualifies as housing for older persons.

** Permitted to be used only when describing shared living areas or dwelling units used exclusively as dormitory facilities by educational institutions.

*** Permitted to be used when describing properties that are “rent restricted” as it relates to short term rental condo properties.

Last updated: 4/2026