Chapter 38 HUMAN RELATIONS

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ARTICLE I. IN GENERAL

Secs. 38-1 – 38-30. Reserved.

ARTICLE II. FAIR HOUSING

Sec. 38-31. Declaration of policy.

(a) It is the policy of the city to bring about through fair, orderly, and lawful procedures the opportunity of each person to obtain housing without regard to race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood, or age.

(b) It is further declared that such policy is established upon a recognition of the inalienable rights of each individual to obtain housing without regard to race, color, creed , religion, sex , national origin, physical or mental handicap, status as a student, marital status, parenthood , sexual orientation or age; and further that the denial of such rights through considerations based on race, color, creed , religion , sex, national origin, physical or mental handicap, status as a student , marital status, parenthood, sexual orientation or age is detrimental to the health, safety and welfare of the inhabitants of the city and constitutes an unjust denial or deprivation of such inalienable rights which is within the power and the proper responsibility of government to prevent.

Ord. of 11-18-1998 9.6

Sec. 38-32. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**Age** means the calendar age of an individual 18 years of age or over.

**Creed** means any set of principles, rules, opinions, and precepts formally expressed and seriously adhered to or maintained by a person.

**Discriminatory housing practice** means an act which is unlawful under this article.

**Dwelling** means any building or structure which is occupied as or designed and intended for occupancy as a residence by one or more persons and any vacant land which is offered for sale or lease for the construction or location of any such building or structure.

**Family** means a single individual or a group of individuals living together under one common roof.

**Major life activities** mean functions such as but not limited to caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working.

**Marital status** means an individual's status as a single, married, divorced, widowed, or separated person.

**Parenthood** means a person 's status as a parent or legal guardian of a child or children und er the age of 18 years.

**Physical or mental handicap** means an y physical or mental impairment which substantially limits one or more major life activities. Physical or mental impairment shall include:

(1) Any physiological disorder or condition. cosmetic disfigurement or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal: special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitourinary; hemic and lymphatic; skin; and endocrine; or

(2) Any mental or psychological disorder, such a s mental retardation, organic brain syndrome, emotional or mental illness and specific learning disabilities.

**To rent** includes to lease, to sublease, to let and otherwise to grant for a consideration the right to occupy premises not owned by the occupant.

**Senior adult** means a person 55 years of age or older.

Ord. 11-18-1998 9.6

Sec. 38-33. Interpretation and effect.

This article shall in no way be interpreted as creating a judicial right or remedy which is the same or substantially equivalent to the remedies provided under title VIII of the Civil Rights Act of 1968 or the Federal Equal Credit Opportunity Act (15 USC 1691). All aggrieved parties shall retain the rights granted to them by title VIII of the Civil Rights Act of 1968 and the Federal Equal Credit Opportunity Act. In construing this article, it is the intent of the city council that the courts shall be guided by federal court interpretations of title VIII of the Civil Rights Act of 1968, and the Federal Equal Credit Opportunity Act, where appropriate.

Ord. 11-18-1998 9.6

Sec. 38-34. Discrimination in the sale or rental of housing.

Except as exempted under section 38 38, it shall be unlawful to:

(1) Refuse to sell or rent after the making of a bona fide offer or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood, or age.

(2) Discriminate against any person in the terms, conditions or privileges of a sale or rental of a dwelling or in the provision of connected services or facilities because of race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood, or age.

(3) Make, print, or publish or cause to be made, printed, or published any notice, statement or advertisement with respect to the sale or rental of a dwelling that indicates any preference, limitation or discrimination based on race, color, creed, religion, sex, national origin, physical or mental handicap, marital status or parenthood, or an intention to make any such preference, limitation or discrimination.

(4) Represent to any person because of race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood, or age that any dwelling is not available for inspection, sale or rental when such dwelling is in fact so available.

(5) Induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of persons of a particular race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood, or age.

Ord. 11-18-1998 9.6

Sec. 38-35. Discrimination in housing financing.

It shall be unlawful for any bank, building and loan association, insurance company , or other person whose business consists in whole or in part in the making of commercial real estate loans to deny a loan or other financial assistance to a person applying for a loan or other financial assistance for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling or to discriminate against him in the fixing of the amount, interest rate, duration or other terms or conditions of such loan or other financial assistance because of the race , color, creed , religion, sex, national origin, physical or mental handicap, marital stat us, parenthood or age of such person or such persons associated with such person or because of the race , color , creed, religion, sex, national origin, physical or mental handicap, status as a student , marital stat us, parenthood, sexual orientation or age of the present or prospective owners, lessees, tenants or occupants of the dwelling for which such loan or other financial assistance is to be made or given.

Ord. 11-18-1998 9.6

Sec. 38-36. Discrimination in providing brokerage services.

It shall be unlawful for any person to deny another person access to, membership in or participation in any multiple listing service, real estate brokers' organization, or other service, organizations or facility relating to the business of selling and renting dwellings or to discriminate against another person in the terms or conditions of such access, membership or participation on account of race, color, creed, religion, sex, national origin, physical or mental handicap, marital status, parenthood or age.

Ord. 11-18-1998 9.6

Sec. 38-3 7. Unlawful intimidation.

It shall be unlawful for any person to harass, threaten, harm, damage or otherwise penalize any individual, group or business because such individual, group or business has complied with the provisions of this article, or has exercised in good faith his rights under this article, or has enjoyed the benefits of this article, or because such individual , group or business has made a charge in good faith, testified in good faith, or assisted in good faith in any manner in any investigation or in any proceeding under this article or has made any report to the city council.

Ord. 11-18-1998 9.6

Sec. 38-38. Exemptions and exclusions.

(a) Nothing under this article shall apply to:

(1) Any single-family house sold or rented by an owner, provided that:

a. Such private individual owner does not own more than three single family houses at any one time;

b. If the owner does not reside in the house at the time of the sale or was not the most recent resident of such house prior to the sale, the exemption granted by this subsection shall apply only with respect to one such sale within any 24-month period;

c. Such bona fide private individual owner does not own any interest in, nor is there owned or reserved on such person's behalf, under any express or voluntary agreement, title to or any right to all or any portion of the proceeds from the sale or rental of more than three such single-family houses at any one time;

d. The sale or rental is made without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker. agent or salesman, or of such facilities or services of any person in the business of selling or renting dwellings, or of any employee or agent of any such broker, agent, salesman or person; and

e. The sale or rental is made without the publication, posting, or mailing of any advertisement or written notice in violation of this article;

but nothing in this proviso shall prohibit the use of attorneys, escrow agents, abstractors, title companies and other such professional assistance as necessary to perfect or transfer the title.

(2) Rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other if the owner actually maintains and occupies one of such living quarters as his residence.

(b) For the purposes of subsection (a) of this section, a person shall be deemed to be in the business of selling or renting dwellings if:

(1) He has, within the preceding 12 months, participated as principal in three or more transactions involving the sale or rental of any dwelling or any interest in a dwelling;

(2) He has, within the preceding 12 months, participated as agent, other than in the sale of his own personal residence, in providing sales or rental facilities or sales or rental services in two or more transactions involving the sale or rental of any dwelling or any interest in a dwelling; or

(3) He is the owner of any dwelling designed or intended for occupancy by or occupied by five or more families.

(c) Nothing in this article shall prohibit a religious organization, association or society or a nonprofit institution or organization operated , supervised or controlled by or in conjunction with a religious organization, association or society from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion or from giving preference to such persons unless membership in such religion is restricted on account of race, color, sex, national origin, physical or mental handicap, status as a student, marital status, parenthood, sexual orientation or age.

(d) Nothing in this article shall prohibit a private club not in fact open to the public which as an incident to its primary purpose or purposes provides lodgings which it owns or operates for other than a commercial purpose from limiting the rental or occupancy of such lodgings to its members or from giving preference to its members.

(e) Nothing in this article shall bar any person from owning or operating a housing accommodation in which rooms are leased, subleased, or rented only to persons of the same sex when such housing accommodation contains common lavatory, kitchen, or similar facilities available for the use of all persons occupying such housing accommodation.

(f) Nothing in this article shall prohibit the sale, rental, lease or occupancy of any dwelling designed and operated exclusively for senior adults and their spouses unless the sale, rental, lease or occupancy is further restricted on account of race, color, creed, religion, sex, national origin, physical or mental handicap, marital status or sexual orientation.

(g) Nothing in this article shall bar a person who owns, operates or controls rental dwellings , whether located on the same property or on one or more contiguous parcels of property, from reserving any grouping of dwellings for the rental or lease to tenants with a minor child or children ; however, if such reserved area is completely leased or rented, the person owning, operating or controlling such rental dwelling may not refuse to rent or lease any other available dwelling to the prospective tenant on the basis of the tenant's status as a parent or any other of the protected classifications set forth in this article.

Ord. 11-18-1998 9.6

Sec. 38-39. Violations.

No person shall violate any provision of this article or knowingly obstruct or prevent compliance with this article.

Ord. 11-18-1998 9.6

Sec. 38-40. Enforcement.

(a) Generally. The city council shall have the responsibility of administering and implementing this article. The city council may delegate authority to investigate and conciliate complaints to other city employees under their direction.

(b) Complaints.

(1) Any person who claims to have been injured by a discriminatory housing practice or who believes that he will be irrevocably injured by a discriminatory housing practice that is about to occur may file a complaint with the city council. Such complaints shall be in writing and shall identify the person alleged to have committed or alleged to be committing a discriminatory housing practice and shall state the facts upon which the allegations of a discriminatory housing practice are based. The city shall prepare complaint forms and furnish them without charge to any person, upon request.

(2) The city council shall receive and accept notification and referral complaints from the U.S. Attorney General and the Secretary of Housing and Urban Development pursuant to the provisions of title VIII, Fair Housing Act of 1968, PL 90 284, and shall treat such complaints hereunder in the same manner as complaints filed pursuant to subsection (1) of this section.

(3) All complaints shall be filed within 180 days following the occurrence of an alleged discriminatory housing practice. Upon the filing or referral of any complaint, the city council shall provide no tice of the complaint by furnishing a copy of such complaint to the persons named in the complaint who allegedly committed or were threatening to commit an alleged discriminatory housing practice. The respondent may file an answer to the complaint within 15 days of receipt of the written complaint.

(4) All complaints and answers shall be subscribed and sworn to before an officer authorized to administer oaths.

(5) If at any time the city council shall receive or discover credible evidence and shall have probable cause to believe that any person has committed a discriminatory housing practice as to which no complaint has been filed or is about to be filed, a member of the city council may prepare and file a complaint upon his own motion and in his own name; and such complaint shall thereafter be treated in the same manner as a complaint filed by a person aggrieved.

Ord. 11-18-1998 9.6

Sec. 38-41. Investigation and conciliation.

(a) Upon the filing or referral of a complaint, the city council shall cause to be made a prompt and full investigation of the matter stated in the complaint; however, before any charge becomes accepted for investigative purposes, the city council or an investigator shall have personally reviewed with the charging party the allegations contained in the complaint and shall have determined that the charge comes within the provisions of this article. If such review results in the determination that a particular charge does not come within the provisions of this article, the charging party shall be given a clear and concise explanation of the reasons why it does not.

(b) If the city council determines that there is not probable cause to believe that a particular alleged discriminatory housing practice has been committed, the council shall take no further action with respect to the alleged offense.

(c) During or after the investigation, but subsequent to the mailing of the notice of complaint, the city council shall, if it appears that a discriminatory housing practice has occurred or is threatening to occur , attempt by informal endeavors to effect conciliation, including voluntary discontinuance of the discriminatory housing practice and to obtain adequate assurance of future voluntary compliance with the provisions of this article. Nothing said or done in the course of such informal endeavors may be made public by the council. the commission, the investigator, the conciliator. the charging party or the respondent or be used as evidence in a subsequent proceeding with out the written consent of all persons concerned.

(d) Upon completion of an investigation where the city council has made a determination that a discriminatory housing practice has in fact occurred, if the council is unable to secure from the respondent an acceptable conciliation agreement. then upon a majority vote, the council must refer the case to the city attorney for prosecution in municipal court, or to other agencies as appropriate. With such recommendation of the city council, the council shall refer the entire file of investigation to the city attorney. The city attorney shall, after such referral, make a determination as to whether to proceed with prosecution of such complaint in municipal court.

Ord. 11-18-1998 9.6