

**CHAPTER 12
HOUSING DISCRIMINATION**

12.01 Purpose

12.02 Discriminatory Practices Defined

12.03 Exemptions

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12.01 PURPOSE. The purpose of this chapter is to provide for the general welfare of the citizens of the County by declaring discriminatory practices in housing to be against public policy and to provide for proper procedures for the enforcement of this chapter.

12.02 DISCRIMINATORY PRACTICES DEFINED. It shall be an unlawful discriminatory housing practice to engage in any of the following acts if they are based on race, creed, color, age, disability, sex, national origin, religion, or ancestry:

1. Refusing to sell or rent to, deal, or negotiate with any person.
2. Discriminating in terms, conditions, or privileges for buying, renting, or any transfer of housing.
3. Discriminating by advertising that housing is available only to persons of a certain race, etc.
4. Denying that housing is available for inspection, sale, or rent when in fact it is so available.
5. For profit, persuading owners to sell or rent housing by telling them that minority groups are moving into the neighborhood.
6. Denying or making different rates, terms, or conditions for home loans by commercial lenders, such as banks, savings, and loan association and insurance companies.
7. Making a record or making available for public knowledge in any way a person's race, etc.
8. Denying to anyone the use of or participation in any real estate services, such as brokers' organizations, multiple listing services, and other facilities related to the selling or renting of housing.

12.03 EXEMPTIONS. Nothing in this section, except for discrimination based on race, shall be construed to apply to:

1. The sale or rental of single-family houses owned by a private, individual owner of three or fewer such single-family houses provided:
 - A. A broker is not used.
 - B. Discriminatory advertising is not used.
 - C. No more than one house in which the owner was not the most recent resident is sold during any two-year period.
2. Rental of rooms or units in owner-occupied multi-unit dwellings for two to four families, if discriminatory advertising is not used.
3. Limiting the sale, rental, or occupancy of dwellings which a religious organization owns or operates for other than a commercial purpose to persons of the same religion, if membership in that religion is not restricted on account of race, color, or national origin.
4. Limiting to its own members the rental or occupancy of lodging which a private club owns or operates for other than a commercial purpose.

12.04 COMPLAINTS FILED. In order that the rights of all parties will adequately be protected, the following procedures are available:

1. Any person claiming to be aggrieved by a discriminatory or unfair practice within the County may, by themselves or through their attorney, make, sign, and file a verified written charge of discriminatory practice with the County Attorney.

2. If the local Equal Opportunity Officer is unable to obtain voluntary compliance, the complainant also may send a notarized complaint to the U.S. Department of Housing and Urban Development within 180 days of the alleged discriminatory act.
3. A person also may take a complaint directly to the U.S. District Court or State or local court within 180 days of the alleged discriminatory act.
4. Information about possible discrimination in housing may also be brought to the attention of the Attorney General.