

CHAPTER 95: FAIR HOUSING

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Huntley – General Regulations

§ 95.01 POLICY

(A) The Village desires to assure equal opportunity to all residents, regardless of race, color, religion, creed, national origin or ancestry, sex, or physical or mental handicap, to live in decent, sanitary, and healthful living quarters.

(B) No owners, lessee, sub-lessee, assignee, managing agent, or other firm or corporation having the right to sell, rent, lease (or otherwise control) any housing accommodation and/or real property within the Village, or any agent of these shall refuse to sell, rent, lease, or otherwise and/or real property because of race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of such person or persons or discriminate against any person or persons because of race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap in the conditions, terms, privileges of the sale, rental, or lease of any housing accommodation and/or real property or in the furnishing of facilities and/or services in connection therewith.

(C) Relocation shall be carried out in a manner that will promote maximum choice within the community's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities.

(Ord. 94-2-24-1, passed 2-24-94)

§ 95.02 DEFINITIONS

Unless a different meaning clearly appears from the context, the following terms shall have the meaning ascribed in this section.

DECENT, SANITARY, HEALTHFUL, STANDARD LIVING QUARTERS. Housing that is in sound, clean, and weathertight condition and conforms to applicable local, state, and national codes.

DISCRIMINATE or DISCRIMINATION. Any difference expressed in any way toward a person or persons in the terms of the sale, exchange, lease, rental, or financing for housing accommodation and/or real property in regard to such sale, exchange, rental, lease, or finance because of race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of such person.

FINANCIAL INSTITUTION. Any person, institution, or business entity of any kind which loans money to persons and receives as security for loans a secured interest of any kind in the real property of the borrower.

HOUSING ACCOMMODATION. Any building, structure, or portion thereof which is used or occupied as a home, residence, or sleeping place of one or more human beings, or any real estate so used, designed, or intended for such use.

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OWNER. Any person/persons who hold legal or equitable title to, or owns any beneficial interest in any real property or who hold legal or equitable title to shares of, or hold any beneficial interest in any real estate cooperative which owns any real property and/or housing accommodations.

REAL ESTATE BROKER. Any person, partnership, association, corporation, and/or agent thereof, who, for a fee or other valuable consideration, offers, sells, purchases, exchanges, or rents, or negotiates, for the sale, purchase, exchange, or rental of a housing accommodation and/or real property of another, or collects rental for the use of a housing accommodation and/or real property of another.

REAL PROPERTY. Any real estate, vacant land, building, structure, or housing accommodations within the corporate limits of the Village.

(Ord. 94-2-24-1, passed 2-24-94)

§ 95.03 PROHIBITED ACTS

It shall be unlawful for any owner of real estate, lessee, sub-lessee, real estate broker or salesman, financial institution or employee of any financial institution, advertiser, or agent of any of all of the foregoing to:

(A) Discriminate against any person or persons because of race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap with regard to the sale, exchange, or rental or any dealing concerning any housing accommodation and/or real property.

(B) Discriminate against any person in the availability of or the price, terms, conditions, or privileges of any kind relating to the sale, rental, lease, or occupancy of any housing accommodation or real property in the Village or in furnishing of any facilities or services in connection therewith.

(C) Publish or circulate, or cause to be published or circulated, any notice, statement of advertisement, or to announce a policy, or to use any form of application, for the purchase, lease, rental, or financing of real property, or to make any record of inquiry in connection with the prospective purchase, rental, or lease of such real estate, which expresses directly or indirectly any discrimination as to race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of any person.

(D) Discriminate in connection with lending money, guaranteeing loans, accepting mortgages or otherwise obtaining or making available funds for the purchase, acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodation and/or real property.

(E) Solicit for sale, lease, or listing for the sale or lease, of any housing accommodation and/or real property on the grounds of loss of value because of the present or prospective entry into any neighborhood of any person or persons of any particular race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap.

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(F) Distribute or cause to be distributed, written material, or statements designed to include any owner or any housing accommodation and/or real property to sell or lease his or her property because of any present or prospective change in the race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of persons in the neighborhood.

(G) Make any misrepresentations concerning the listing for sale or the anticipated listing for sale or the sale of any housing accommodation and/or real property for the purpose of inducing or attempting to induce the sale or listing for sale of any housing accommodation and/or real property by representing that the presence or anticipated presence of persons of any particular race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of persons in the area will or may result in the lowering of property values in the block, neighborhood, or area in which the property is located.

(H) For an owner to solicit any real estate broker to sell, rent, or otherwise deal with such owner's housing accommodations and/or real property with any limitation on its sale based on race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap.

(I) For the owner to refuse to sell, rent, or otherwise deal with any housing accommodation and/or real property because of race, color, religion, national origin or ancestry, sex, creed, or physical or mental handicap of the proposed buyer or tenant.
(Ord. 94-2-24-1, passed 2-24-94) Penalty, see § 95.99

§ 95.99 PENALTY

Any person convicted of violating any of the provisions of this section shall be punished by a fine of not less than \$10 nor more than \$500. Each day a violation continues shall constitute a separate violation. This section shall in no way abrogate or impair the right of the Village of specifically enforce, by any other means, any of the provisions of this ordinance.
(Ord. 94-2-24-1, passed 2-24-94)