

## ORDINANCE 4

### AN ORDINANCE PROHIBITING UNFAIR OR DISCRIMINATORY HOUSING PRACTICES

Be it enacted by the Board of Supervisors of Cerro Gordo County, Iowa:

Section 1. PURPOSE The purpose of this ordinance is to provide for the general welfare of the citizens of Cerro Gordo County, Iowa, by declaring discriminatory practices in the housing market to be against public policy, and to provide for adequate procedures to enforce this ordinance.

Section 2. 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:

- (a) Refusing to sell or rent to, or deal or negotiate a sale or lease with any person;
- (b) Discriminating with respect to terms, conditions or privileges for buying, renting or any other transaction involving housing;
- (c) Discriminating by advertising that housing is available only to persons of a certain race, age or other discriminatory categorization;
- (d) Denying that housing is available for inspection, sale or rent when in fact it is so available;
- (e) Persuading owners to sell or rent housing by telling them that minority persons are moving into the neighborhood;
- (f) Denying or making different rates, terms or conditions for home loans by banks, savings and loan associations, insurance companies or other commercial lenders;
- (g) Making a record of, or making available for public knowledge in any way, an individual's race, age or other discriminatory categorization;
- (h) Denying to any person the use of, or participation in, any real estate services, such as brokers' organizations, multiple listing services or other facilities related to the selling or renting of housing.

Section 3. EXEMPTIONS Nothing in this section, except for discrimination based on race or color, shall be construed to apply to:

- (a) The sale or rental of single-family houses owned by a private, individual owner of three or fewer such houses, provided:
  - (i) A realtor or other broker is not used;
  - (ii) Discriminatory advertising is not used;
  - (iii) No more than one such house in which the owner was not the most recent resident is sold during any two year period.
- (b) The rental of rooms or dwelling units in owner-occupied, multi-family dwellings for two to four families, if discriminatory advertising is not used;
- (c) The limiting of sale, rental or occupancy of dwellings which a religious or fraternal organization owns or operates for other than a commercial purpose to persons of the same religion or members of the same fraternal organization, provided that membership in the religion or fraternal organization is not restricted on the basis of race, age or other discriminatory categorization.

Section 4. GRIEVANCE PROCEDURE To insure that the rights of all parties are adequately protected, the following procedures shall be followed in processing Complaints:

- (a) Any person claiming to be aggrieved by a discriminatory or unfair housing practice within Cerro Gordo County excluding the area within the corporate limits of any incorporated city within Cerro Gordo County, Iowa, may, by himself or through his attorney, make, sign and file a written charge of discriminatory housing practice with the Equal Housing Opportunity Officer of Cerro Gordo County, Iowa;
- (b) If the Equal Housing Opportunity Officer is unable to obtain voluntary compliance or otherwise resolve the complaint, the Equal Housing Opportunity Officer shall assist the complainant in preparing and forwarding a notarized complaint to the U.S. Department of Housing and Urban Development within 180 days of the alleged discriminatory act;
- (c) The complainant also has the option of taking his complaint directly to the U.S. District Court within 180 days of the alleged discriminatory act.

Passed and approved by the Board of Supervisors of Cerro Gordo County, Iowa, this 25<sup>th</sup> day of November, 1980.

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Chairman, Board of Supervisors  
Cerro Gordo County, Iowa

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Member, Board of Supervisors

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Member, Board of Supervisors

ATTEST:

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County Auditor  
Cerro Gordo County, Iowa

AUDITOR'S CERTIFICATE

STATE OF IOWA                    )  
  )  
COUNTY OF CERRO GORDO    )        ss:

I, Shirley E. Easton, Auditor of Cerro Gordo County, Iowa hereby certify that the attached and foregoing resolution is a true and correct copy of the same as it appears of record in the Auditor's Office.

IN TESTIMONY WHEREOF, I have this day affixed the SEAL of Cerro Gordo County Auditor and hereunto set my hand.

Dated at Mason City, Iowa, this 25<sup>th</sup> day of November, 1980.

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Shirley E. Easton, County Auditor  
Cerro Gordo County, Iowa