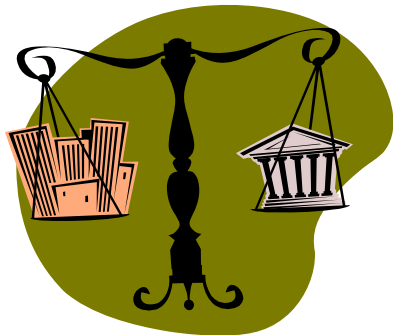


FAIR HOUSING LAWS

- ◆ 1993 Code of Ordinances of the City of Waterloo, Iowa: Chapter 20, Human Rights Commission, Section 20-9 Discriminatory Practices—Housing.
- ◆ Iowa Civil Rights Act of 1965: Code of Iowa, Chapter 216 et seq.
- ◆ Title VIII of the Civil Rights Act of 1968: as amended by the Fair Housing Amendments Act of 1988, now cited as the Fair Housing Act, effective March 12, 1989, (42 U.S.C. 3601-3631)



Other Federal Laws:

- ◆ The Architectural Barriers Act of 1968
- ◆ Section 504 of the Rehabilitation Act of 1973
- ◆ The Americans with Disabilities Act of 1990



Questions on Fair Housing Please Contact

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David Meeks Executive Director



United States Department
of Housing and Urban
Development

1-800-669-9777

Fair Housing

Discrimination

FAMILIAL STATUS

Landlord

Responsibility

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EQUAL
OPPORTUNITY

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FAIRNESS

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Reason-

EQUAL
TREATMENT

Waterloo Commission on Human Rights' Fair Housing Law Prohibits discrimination based on:

- ◇ **Race**
- ◇ **Color**
- ◇ **National Origin**
- ◇ **Religion or Creed**
- ◇ **Sex**
- ◇ **Disability**, Mental or Physical
- ◇ **Sexual Orientation & Gender Identity**
- ◇ **Familial status** (families with children, pregnant women, and people getting custody of children)
- ◇ **Retaliation** (for having filed a charge, complained about discrimination or participated in an investigation or court proceedings involving discrimination).



Who must obey the Fair Housing Law?

- ◇ **Housing providers:**
 - landlords
 - property owners
 - apartment agents
 - rental managers
 - building managers
 - rental agents
 - apartment maintenance staff
- ◇ **Real Estate Operators, Brokers & Agents**
- ◇ **Sellers of property**
- ◇ **Condominium Associations and Boards**
- ◇ **Multiple Listing Services**
- ◇ **Financial institutions**
- ◇ **Providers of Housing Services**
- ◇ **Builders, Contractors, Architects and Developers**
- ◇ **Owners of building lots**
- ◇ **Advertising media**
- ◇ **Insurance Companies and Agents**

This includes:

- ◇ group homes
- ◇ hospice facilities
- ◇ nursing homes
- ◇ dormitories
- ◇ seasonal bungalows
- ◇ shelters for homeless individuals
- ◇ shelters for victims of domestic violence

What is Housing Discrimination?

It is discriminatory to do the following if the action is based on any protected Characteristic:

- ◇ Refuse to rent or sell property
- ◇ Say that housing is unavailable when it is actually available
- ◇ Show apartments or homes only in certain neighborhoods
- ◇ Set different terms, conditions, or privileges for sale or rental of a dwelling
- ◇ Provide different housing services or facilities
- ◇ Advertise or indicate that the housing is only available to preferred groups of people
- ◇ Refuse to provide information about mortgages, provide different information to some groups of persons, deny a mortgage loan, or impose different terms or conditions on a mortgage loan
- ◇ Deny property insurance
- ◇ Conduct property appraisals in a discriminatory manner
- ◇ Harass tenants, prospective tenants, guests of the tenants or prospective real estate buyers
- ◇ Coerce, intimidate or interfere with anyone exercising or assisting someone else with their fair housing rights
- ◇ Fail to design and construct housing so that it is not accessible to persons with disabilities
- ◇ Refuse to allow modifications to property for persons with disabilities or not permit reasonable accommodations in policies or procedures for people with disabilities