

**TITLE 20**

**MISCELLANEOUS**

**CHAPTER**

1. ELECTION REGULATIONS.
2. FAIR HOUSING.

**CHAPTER 1**

**ELECTION REGULATIONS**

**SECTION**

20-101. Voting procedure for nonresidents.

**20-101. Voting procedure for nonresidents.** (1) In accordance to *Tennessee Code Annotated*, § 2-6-205, the Town of Mosheim, Tennessee nonresident property owners that are registered to vote within the municipality shall be directed to cast their municipal ballots are absentee by mail ballots.

(2) The county election commission shall be requested to mail an application for absentee by mail ballot to each nonresident property owner registered to vote in the Town of Mosheim and shall include, therein, a notice advising the voter of the absentee ballot voting process and that it is the only voting process available to nonresident property owner voters. (Ord. #258, July 2014)

## CHAPTER 2

### FAIR HOUSING

#### SECTION

- 20-201. Definitions.
- 20-202. Regulations.
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**20-201. Definitions.** Whenever used in this chapter, the following words and terms shall have the following meanings unless the context necessarily requires otherwise.

(1) "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location of any such building.

(2) "Family" includes a single individual.

(3) "Person" includes one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint-stock companies, trust unincorporated organizations, trustees, trustees in bankruptcy, receivers, and fiduciaries.

(4) "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. (Ord. #25, April 1978)

**20-202. Regulations.** Subject to the exceptions hereinafter set out, it shall be unlawful for any person to do any of the following acts:

(1) To refuse to sell or rent after the making of a bona fide offer to do so 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, religion, or national origin;

(2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provisions of services or facilities in connection therewith, because of race, color, religion, or national origin;

(3) To 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, religion, or national origin;

(4) To represent to any person because of race, color, religion, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available; or

(5) For profit, to 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 a person or persons of a particular race, color, religion, or national origin. (Ord. #25, April 1978)

**20-203. Exception.** Nothing in this chapter shall prohibit a religious organization, association, or society, or any non-profit 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 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, or national origin. (Ord. #25, April 1978)

**20-204. Denying services prohibited.** It shall be unlawful to deny any person access to or membership or participation in any multiple listing service, real estate brokers organization or other service, organization or facility relating to the business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation on account of race, color, religion, or national origin. (Ord. #25, April 1978)

**20-205. Human relations sub-committee.** The human relations sub-committee of the Citizens Advisory Committee of Mosheim is authorized and directed to undertake such educational and conciliatory activities as in its judgment will further the purposes of this chapter. It may call conference of persons in the housing industry and other interested parties to acquaint them with the provisions hereof and the committee's suggested means of implementing it. The sub-committee shall further endeavor, with the advice of the housing industry and other interested parties, to work out programs of voluntary compliance and may advise appropriate town officials on matters of enforcement. The sub-committee may issue reports on such conferences and consultations as it deems appropriate. (Ord. #25, April 1978)

**20-206. Filing complaints.** Any person who claims to have been injured by an act made unlawful by this chapter, or who claims that he will be injured by such an act, may file a complaint with the chairman of said sub-committee. A complaint shall be filed within one hundred eighty (180) days after the alleged unlawful act occurred. Complaints shall be in writing and shall contain such information and be in such form as required by the human relations sub-committee. Upon receipt of a complaint, the sub-committee shall promptly investigate it and shall complete its investigation within fifteen (15)

days. If a majority of the human relations sub-committee finds reasonable cause to believe that a violation of this chapter has occurred, or if a person charged with violation of this chapter refuses to furnish information to said sub-committee, the sub-committee may request the town attorney to prosecute an action in the town court against the person charged in the complaint. Such request shall be in writing.

Upon receiving such written request and with the assistance of the aggrieved person and said sub-committee, within fifteen (15) days after receiving such request, the Town Attorney shall be prepared to prosecute an action in the town court, provided a warrant is sworn out by the aggrieved person and served upon the person or persons charged with the offense. (Ord. #25, April 1978)

**20-207. Victims not required to exhaust other remedies.** Nothing in this chapter requires any person claiming to have been injured by an act made unlawful by this chapter to exhaust the remedies provided herein, nor prevent any such person from seeking relief at any time under the Federal Civil Rights Acts or other applicable legal provisions. (Ord. #25, April 1978)

**20-208. Violations and penalty.** Any person violating any provision of this chapter shall be guilty of an offense and upon conviction shall pay a penalty of not more than fifty dollars (\$50.00) for each offense. (Ord. #25, April 1978)