

TITLE 20

MISCELLANEOUS

CHAPTER

1. FAIR HOUSING REGULATIONS.
2. TITLE VI COORDINATOR.

CHAPTER 1

FAIR HOUSING REGULATIONS

SECTION

- 20-101. Definitions.
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20-101. 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 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. (1978 Code, § 4-701)

20-102. Unlawful acts. 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, national origin, or sex.

(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, national origin, or sex.

(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, national origin, or sex.

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

(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, national origin, or sex. (1978 Code, § 4-702)

20-103. Religious organizations. 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, national origin, or sex. (1978 Code, § 4-703)

20-104. Membership in real estate organizations. 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, national origin, or sex. (1978 Code, § 4-704)

20-105. Public information. The Office of Community Development (hereby referred to as the office) 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 conferences of persons in the housing industry and other interested parties to acquaint them with the provisions hereof and any suggested means of implementing it. The office 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 city officials on matters of enforcement. (1978 Code, § 4-705)

20-106. Enforcement. 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 Director of the Office of Community Development. A complaint shall be filed within 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 office. Upon receipt of a complaint the office shall promptly investigate it and shall complete its investigation within fifteen (15) days. Included as a part of said investigation shall be official notification to the Department of Housing and Urban Development. If the Director of the Office of Community Development 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 office, the office may request the city attorney to prosecute an action in the city 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 office, within fifteen (15) days, after receiving such request the city attorney shall be prepared to prosecute an action in the city court, provided a warrant is sworn out by the aggrieved person and served upon the person or persons charged with the offense. (1978 Code, § 4-706)

20-107. Exhaustion of 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. (1978 Code, § 4-707)

CHAPTER 2

TITLE VI COORDINATOR

SECTION

20-201. Title VI coordinator designated.

20-202. Duties of the Title VI coordinator.

20-201. Title VI Coordinator designated. The City Administrator for the City of Sparta will serve as the Title VI coordinator. The city administrator shall be granted the authority to appoint a member of the city staff to serve as an administrative assistant to the Title VI coordinator for the purpose of assisting with the administrative functions and activities required to insure the city's compliance with all applicable laws and regulations. (As added by Ord. #02-745, July 2002)

20-202. Duties of the Title VI Coordinator. The duties of the Title VI coordinator shall include but not be limited to the following:

(1) Ensure that all new and current employees and contractors attend Title VI training.

(2) Ensure that proper public notice in the form of information posters is displayed as specified by applicable laws and regulations in city building and property.

(3) Inform the public and citizens of their rights under Title VI.

(4) Develop and administer a written complaint and hearing system for the City of Sparta.

(5) Ensure that all contracts contain Title VI assurance language.

(6) Maintain all records associated with Title VI activities.

(7) Monitor the ethnicity of those who receive contracts with the City of Sparta.

(8) Know how to obtain information and/or technical Title VI assistance.

(9) Monitor minority representation on planning boards and commissions. (As added by Ord. #02-745, July 2002)