

CHAPTER 56

FAIR HOUSING CODE

- 56.01 Fair and Open Housing
 - 56.02 Prohibitions
 - 56.03 Penalty
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56.01 FAIR AND OPEN HOUSING

- (a) **STATE STATUTES ADOPTED.** The Village Board of the Village of Pulaski hereby adopts by reference §101.22, Wis. Stats., and all subsequent amendments thereto.
- (b) **DISCRIMINATION PROHIBITED.** The officials and employees of the Village of Pulaski shall assist in the orderly prevention and removal of all discrimination in housing within the Village of Pulaski by implementing the authority and enforcement procedures set forth in §101.22, Wis. Stats.
- (c) **FORMS.** The Village Clerk shall maintain forms for complaints to be filed under §101.22, Wis. Stats., and shall assist any person alleging a violation thereof in the Village of Pulaski to file a complaint thereunder with the Wisconsin Department of Industry, Labor and Human Relations for enforcement of §101.22, Wis. Stats.

56.02 PROHIBITIONS

- (a) **PROHIBITIONS.** No person shall:
 - (1) Engage in any type of act or refusal to act which is based upon a consideration of race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.
 - (2) Print, publish, circulate, issue, display, post, mail, or communicate in any other way an announcement, statement, advertisement, publication or sign the import of which indicates to any substantial degree a decision or purpose to impair in any way the access of any person, on the basis of his/her race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household to any transferable interest in any housing.
 - (3) Refuse to sell, rent, or in any other manner deny, withhold, or impair

the transfer of title, leasehold or any other interest in any part of any housing when such refusal is based on race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.

- (4) Refuse to lend money or security, guarantee any loan, accept any mortgage or in any other manner make available any other funds or resources for the construction, acquisition, purchase, rehabilitation, repair or maintenance of any housing when such refusal is based on race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.
- (5) Refuse to furnish any facilities or services for any housing when ordinarily provided pursuant to legal duty or local custom, when such refusal is based on race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.
- (6) Refuse to list for sale or rent any housing to any person when such refusal is based on race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.
- (7) To differentiate in the price of rental or in the terms of conditions of sale or rent of any housing between persons when such differential is based on race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household.
- (8) Induce or attempt to induce any person to sell or rent any dwelling by representations regarding the prospective or present entry into the neighborhood of a person or persons of a particular race, color, religion, ancestry, national origin, gender, handicap, age, lawful source of income, or marital status of person maintaining a household, or by representations to the effect that such present or prospective entry will or may result in:
 - a. The lowering of real estate values in the area concerned;
 - b. A deterioration in the character of the area concerned;
 - c. An increase in criminal or antisocial behavior in the area concerned; or
 - d. A decline in the quality of the schools or other public facility service in the area.

56.03 PENALTY

The violation of any provision of this Chapter shall be subject to the general penalty provisions of Sec. 1.06.