

Bill No. 326

Ordinance Number 314

INTRODUCED BY: Trustees Brockmann, Dresner, Slama, Graves, and Whitmore

AN ORDINANCE PROHIBITING DISCRIMINATION IN THE SALE OR RENTAL OF CERTAIN DWELLINGS, CONTAINING PROVISIONS FOR ENFORCEMENT AND PROVIDING FOR FINES FOR VIOLATION THEREOF:

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF TWIN OAKS, MISSOURI, AS FOLLOWS:

SECTION 1: Short Title:

This Ordinance shall hereafter be known and cited as the "Fair Housing Code" of the Village of Twin Oaks, Missouri.

SECTION 2: Definitions:

"Commission" shall mean the Commission on Human Relations of St. Louis County, Missouri. " Dwelling" means any building, structure or portion thereof located within the Village of Twin Oaks 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 thereon of any such building, structure or portion thereof.

SECTION 3: Discrimination in the Sale or Rental of Housing. It Shall be Unlawful for Any Person:

1. To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to a person because of race, color, religion, sex, familial status, handicap or national origin.
2. To discriminate against any person regarding the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, handicap 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, sex, familial status, handicap or national origin, or an intention to make any such preference, limitation or discrimination.
4. To represent to any person because of race, color, religion, sex, familial status, handicap or national origin 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, sex, familial status, handicap or national origin.

SECTION 4: Discrimination in the Financing of Housing:

It shall be unlawful for any bank, building and loan association, insurance company or other corporation, association, firm or enterprise whose business consists in whole or in part of the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefore for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling or to discriminate against such person in the fixing of the amount, interest rate, duration or other terms and conditions of such loan or other financial assistance because of applicant's race, color, religion, sex, familial status, handicap or national origin of such person or any persons associated with him connection with such loan or other financial assistance.

SECTION 5: Discrimination in the Provision of Brokerage Services:

It shall be unlawful for any person to deny a person access to or membership or participation in any multiple listing service, real estate broker's organization or other service organization or facility relating to the business of selling or renting dwellings or to discriminate against a person in the terms or conditions of such access membership or participation on account of race, color, religion, sex, familial status, handicap or national origin.

SECTION 6: Enforcement:

The authority and responsibility for enforcing this Code shall be vested in the St. Louis County Commission on Human Relations. Said Commission shall administer this Code in a manner affirmatively to further the policies of this Code and to prevent or eliminate discriminatory housing practices. The Commission shall cooperate with and render technical assistance through Federal, State or other public or private agencies, organizations and institutions which are formulating or carrying out programs to prevent or eliminate discriminatory housing practices.

Any person who claims to have been injured by discriminatory practice or who believes that he/she will be irrevocably injured by discriminatory housing practice that is about to occur, may file a complaint with the Commission, in writing, which shall contain such information and be in such form as the Commission shall require. After investigation, the Commission shall report on the matter to the Village Board of Trustees with copies of such report being forwarded to the Village Attorney. Upon receipt of the report, the Board of Trustees will review the same and take such action as it deems appropriate.

SECTION 7: Punishment of Violators:

Any person who shall commit a discriminatory housing practice in violation of this Ordinance shall upon conviction thereof be punished for each such violation by a fine of not less than \$100 or more than \$500.

SECTION 8: Effective Date:

This Ordinance shall be in full force and effect from and after its passage as by law provided.

This Ordinance Passed and Approved this 7 day of July, 2010.



Paul Brockmann
Chairman/Board of Trustees

ATTEST:



Kathleen E. Yahl, MMC/MPCC
Village Administrator/Clerk

First Reading: July 7, 2010

Second Reading: July 7, 2010