

**CITY COUNCIL OF THE CITY OF CORDOVA, ALABAMA**

**ORDINANCE NO. 07-2024**

**AN ORDINANCE PROHIBITING AND MAKING UNLAWFUL DISCRIMINATION IN HOUSING AND/OR REAL PROPERTY BECAUSE OF RACE, COLOR, RELIGION, CREED, NATIONAL ORIGIN, ANCESTRY, SEX, OR DISABILITY IN THE CITY OF CORDOVA, ALABAMA**

**WHEREAS**, the City of Cordova, Alabama desires to assure equal opportunity to all residents regardless of race, color, religion, creed, national origin or ancestry, sex, or disability, to live in decent, sanitary, and healthful living quarters; and

**WHEREAS**, the 1975 Code of Alabama provides as follows in Title 24 Chapter 8 (Section 2) "...To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with it, because of race, color, religion, sex, familial status, or national origin..."; (Section 5) "...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 or her in the terms or conditions of the access, membership, or participation on account of race, color, religion, sex, handicap, familial status, or national origin..." (Section 6) "...It shall be unlawful for any person or other entity whose business includes engaging in residential real estate related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of the transaction, because of race, color, religion, sex, handicap, familial status, or national origin..." and,

**WHEREAS**, the Congress of the United States has provided that "it is the policy of the United States to provide, within constitutional limitation, for fair housing throughout the United States" and has established by law the following provisions:

"...it shall be unlawful:

- a. 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 available or deny, a dwelling to any person because of race, color, religion, sex, or national origin.
- b. To discriminate against any person in 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, or national origin..."

**NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CORDOVA, ALABAMA, AS FOLLOWS:**

**SECTION 1 – DECLARATION OF POLICY**

- a. In furthering the policy of the State of Alabama as expressed in the 1975 Code of Alabama and other laws; in order that the safety and general welfare, peace and health of all inhabitants of the City may be ensured, it is hereby declared the policy of the City of Cordova, Alabama to assure equal opportunity to all residents, regardless of race, color, religion, national origin or ancestry, sex, creed or physical disability to live in decent, sanitary, healthful, standard living quarters.
- b. It is the policy of the City of Cordova that no owner, lessee, sub-lessee, assignee, managing agent, or other person, firm or corporation having the right to sell, rent, lease (or otherwise control) any housing accommodation and/or real property within the City, or any agent of these shall refuse to sell, rent, lease, or otherwise deny to or withhold from any person or group of persons, such housing accommodations and/or real property because of race, color, religion, national origin or ancestry, sex, creed, disability of such person or persons or discriminate against any person or persons because of race, color, religion, national origin or ancestry, sex, creed, or disability in the conditions, terms, privileges of the sale, rental or lease of any housing accommodation and/or real property or in the furnishing of facilities and/or services in connection therewith.

**SECTION 2 - DEFINITIONS**

Unless a different meaning clearly appears from the context, the following terms shall have the meaning as described in this SECTION and as used in this Ordinance.

- a. **DESCRIMINATE** – any difference expressed in any way toward a person or persons in the terms of the sale, exchange, lease, rental or financing for housing accommodation and/or real property in regard to such sale, exchange, rental, lease or finance because of race, color, religion, national origin or ancestry, sex, creed, or disability of such person.
- b. **HOUSING ACCOMMODATION** – any building, structure, or portion thereof which is used or occupied, maintained, arranged or designed to be used or occupied as a home, residence, or sleeping place of one or more human beings, or any real estate so used, designed or intended for such on.
- c. **REAL PROPERTY** – any real estate, vacant lot, building, structure or housing accommodations within the corporate limits of the City of Cordova, Alabama.
- d. **REAL ESTATE BROKER** – any person, partnership, association, corporation and/or agent thereof, who for a fee or other valuable consideration offers, sells, purchases, exchanges or rents, or negotiates for the sale, purchase, exchange or rental of a

housing accommodation and/or real property of another, or collects rental for the use of housing accommodation and/or real property of another.

- e. FINANCIAL INSTITUTION -any person, institution or business entity of any kind which loans money to persons and receives as security for said loans, a secured interest of any kind in the real property of the borrower.
- f. OWNER – any person/persons who hold legal or equitable title to, or own any beneficial interest in any real property or who hold legal or equitable title to shares of, or hold any beneficial interest in any real estate cooperative which owns any real property and/or housing accommodations.
- g. DECENT, SANITARY, HEALTHFUL STANDARD LIVING QUARTERS – housing which is in sound, clean and weather tight condition and in conformance with applicable local, state and national codes.

### **SECTION 3 – PROHIBITED ACTS**

It shall be unlawful for any owner of real estate, lessee, sub-lessee, real estate broker or salesman, financial institution or employee of the financial institution, advertiser, or agent of any or all of the foregoing, to discriminate against any person or persons because of their race, color, religion, national origin or ancestry, sex, creed, or disability with regard to the sale, exchange or rental, or any dealing concerning any housing accommodation and/or real property.

In addition to the foregoing, it shall also be unlawful for any real estate broker or employee thereof, owner or other person or financial institution dealing with housing or real property in the City of Cordova, Alabama:

- a. To discriminate against any person in the availability of or the price, terms, conditions, or privileges of any kind relating to the sale, rental, lease, or occupancy of any housing accommodation or real property in the City or in furnishing of any facilities or services in connection therewith.
- b. To publish or circulate, or cause to be published or circulated, any notice, statement or advertisement, or to announce a policy, or to use any form of application, for the purchase, lease, rental or financing of real property, or to make any record of inquiry in connection with the prospective purchase, rental or lease of such real estate, which expresses directly or indirectly any discrimination as to race, color, religion, national origin or ancestry, sex, creed or disability of any person.
- c. To discriminate in connection with lending money, guaranteeing loans, accepting mortgages or otherwise obtaining or making available funds for the purchase, acquisition, construction, rehabilitation, repair or maintenance of any housing accommodation and/or real property.
- d. To solicit for sale, lease, or listing for the sale or lease, of any housing accommodation and/or real property on the grounds of loss of value because other the

- present or prospective entry into any neighborhood of any person or persons of any particular race, color, religion, national origin or ancestry, sex, creed or disability.
- e. To distribute or cause to be distributed, written material or statements designed to induce any owner or housing accommodation and/or real property to sell or lease his or her property because of any present or prospective change in the race, color, religion, national origin or ancestry, sex, creed or disability of persons in the neighborhood.
  - f. To make any misrepresentations concerning the listing for sale or the anticipated listing for sale or the sale of any housing accommodation and/or real property for the purpose of inducing or attempting to induce the sale or listing for sale of any housing accommodation and/or real property by representing that the presence or anticipated presence of persons of any particular race, color, religion, national origin or ancestry, sex, creed, or disability in the area will or may result in the lowering of property values in the block, neighborhood or area in which the property is located.
  - g. For an owner to solicit any real estate broker to sell, rent or otherwise deal with such owner's housing accommodations and/or real property with any limitation on its sale based on race, color, religion, national origin or ancestry, sex, creed or disability.
  - h. For an owner to refuse to sell, rent, or otherwise deal with any housing accommodation and/or real property because of race, color, religion, national origin or ancestry, sex, creed, or disability of the proposed buyer or tenant.

#### **SECTION 4 – PENALTY**

Any person convicted of violating any of the provisions of this Ordinance shall be punished by a fine of not less than one hundred dollars (\$100.00) nor more than fifteen hundred dollars (\$1,500.00). Each day a violation continues shall constitute a separate violation. This Section shall in no way abrogate or impair the right of the City of Cordova, Alabama to specifically enforce, by any legal means, any of the provisions of this Ordinance.

#### **SECTION 5**

That all Ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

#### **SECTION 6**

That it is the intention of the City Council of the City of Cordova, Alabama that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

#### **SECTION 7**

That this Ordinance shall become effective immediately upon adoption and publication, as required by law.

**ADOPTED AND APPROVED** This the 12<sup>th</sup> day of November, 2024.

  
JEREMY PATE, MAYOR

**ATTEST:**

  
CASARA LAING, CITY CLERK

**CERTIFICATION OF CITY CLERK**

STATE OF ALABAMA     )  
COUNTY OF WALKER    )

I, Casara Laing, City Clerk of the City of Cordova, Alabama, do hereby certify that the above and foregoing is a true and correct copy of an Ordinance duly adopted by the City Council of the City of Cordova, Alabama on the 12<sup>th</sup> day of November, 2024.

The above and foregoing Ordinance was published on the 12<sup>th</sup> day of November, 2024, by posting copies thereof in three public places within the City of Cordova, one of which was the Mayor's Office in the City of Cordova.

Witness my hand and seal of office this the 12<sup>th</sup> day of November, 2024.

  
CASARA LAING, CITY CLERK