BILL NO. 0020-013 ORDINANCE 206

**AN ORDINANCE PROVIDING “FAIR HOUSING” FOR THE VILLAGE OF CENTERTOWN, MISSOURI.**

**AND DEFINING DISCRIMINATORY HOUSING PRACTICES**

BE IT ORDAINED BY THE VILLAGE OF CENTERTOWN BOARD OF TRUSTEES OF THE VILLAGE OF CENTERTOWN, MISSOURI AS FOLLOWS:

Section 1. Declaration of Policy. The Village of Centertown hereby declares it to be the public policy of the Village to eliminate discrimination and safeguard the right of any person to sell, purchase, lease, rent, or obtain real property without regard to race, color, religion, sex, handicap, familial status, or national origin. This ordinance shall be deemed an exercise of the police powers of the Village of Centertown for the protection of the public welfare, prosperity, health, and peace of the people of the Village of Centertown, Missouri.

Section 2. Definitions. For the purpose of this ordinance the following terms, phrases, words and their derivations shall have the meaning given herein unless the context otherwise indicates.

1. *Person* shall include any individual, firm, partnership, or corporation.
2. *Aggrieved Person* shall include any person who is attempting to provide housing for himself and/or his family in the Village of Centertown, Missouri.
3. *Discriminate* shall mean distinctions in treatment because of race, color, religion, sex, handicap, familial status, or national origin of any person.

Section 3. Discriminatory Practices. It shall be a discriminatory practice and a violation of the ordinance for any person to:

1. 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 any person because of race, color, religion, sex, handicap, familial status, or national origin of any person.
2. 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, handicap, familial status, or national origin.
3. 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, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.
4. Represent to any person because of race, color, religion, sex, handicap, familial status, or national origin, that any dwelling is not available for inspection, sale, or rent 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 or a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin.
6. Discriminate in the sale or rental of housing on the basis of handicap of that buyer or renter; a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or any person associated with that buyer or renter. The design and construction of new multi-family dwelling containing four (4) or more units is required to meet certain adaptability and accessibility requirements in accordance with Section 804 of the 1988 Fair Housing Amendment Act.
7. Discriminate in the sale or rental of housing on the basis of familial status or because a family has children, exempting certain types of buildings that house older persons (e.g. Section 202 housing) in accordance with Section 807 of the Fair Housing Amendment Act.

Section 4. Effective Date. This Ordinance shall become effective and be in force and effect from and after its passage and approval by the Board of Trustees and all Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

**FIRST READING HELD: MAY 28, 2020**

**SECOND READING HELD AND FINAL PASSAGE ON THIS 28th DAY OF MAY , 2020 BY THE FOLLOWING VOTE:**

 Aye Nay

Adam Brown \_X \_\_ \_\_\_\_\_

Sally Whitaker \_X\_ \_\_\_\_\_

Paula Hinshaw \_X\_\_ \_\_\_\_\_

Heather Hunger ABSENT \_\_\_\_\_

Sherry Kempf \_X\_\_ \_\_\_\_\_

 SIGNATURE ON FILE\_\_\_\_\_\_\_\_\_\_\_\_\_

 CHAIRMAN, BOARD OF TRUSTEES

ATTEST:

SIGNATURE ON FILE\_\_\_\_\_\_

VILLAGE CLERK