

**Village of Chauncey
State of Ohio
Ordinance 2024-3**

Unlawful Discriminatory Practices

(A) Definitions:

- (1) "Discrimination," "discriminating" or "discriminate" means to render any difference in treatment to any person in the sale, lease, rental or financing of a dwelling or housing unit because of a person's race, color, creed, sex, sexual preference, marital status, religious belief, national origin, age or handicap.
- (2) "Housing" includes any building, facility or structure or portion thereof which is used or occupied or is intended, arranged or designed to be used or occupied as the home, residence or sleeping place of one or more persons, groups or families and any vacant land offered for sale or lease for the construction or location thereon of such building, facility or structure.
- (3) "Person" means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers and fiduciaries.
- (4) "Real estate agent" includes any real estate broker, real estate salesperson or an agent thereof, or any other person, partnership, association or corporation who or which, for consideration sells, purchases, exchanges, rents, negotiates or offers or attempts to negotiate the sale, purchase, exchange or rental of real property or holds himself or herself out as engaged in the business of selling, purchasing, exchanging, renting or otherwise transferring any interest in real property.
- (5) "Statutory definition" includes any term defined in O.R.C Chapter 5321, including but not limited to terms such as "landlord" and "tenant."

(B) Discrimination in employment. It shall be unlawful:

- (1) For any employer, because of the race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age or disability or of any person to refuse to hire or otherwise discriminate against them with respect to hire, tenure, conditions, or privileges of employment, or any matter directly or indirectly related to employment.
- (2) For any labor organization to discriminate against any person or limit their employment opportunities or otherwise adversely affect their status as an employee as to their wages, hours, employment conditions because of their race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability of any prospective employee.

(3) For any person providing employment to publish or cause to be published any advertisement which specifies or in any manner indicates or expresses a limitation or preference as to the race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability of any prospective employee.

(C) Discrimination in public accommodation. It shall be unlawful for any proprietor or their employer, keeper, or manager in a place of public accommodation to deny any person, except for reasons applicable alike to all persons, regardless of race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability the full enjoyment of the accommodations, advantages, facilities or privileges thereof:

(D) Discrimination in housing. It shall be unlawful:

(1) For an owner, lessee, sublessee, assignee, real estate broker, real estate salesperson, managing agent of, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation, or any agent of these, to refuse to sell, to refuse to rent, lease, sublease, assign, transfer, or otherwise deny to or withhold from any person or group of persons such housing accommodations or represent that such housing accommodations are not available, because of the race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability of such person or persons, or discriminate against or segregate any person because of their race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability in the terms, conditions, or privileges of the sale, rental, lease, sublease, assignment, transfer, or other disposition of any such housing accommodations or to do any other thing or engage in conduct which would otherwise make unavailable equal housing opportunities.

(2) For a person to publish, circulate, issue, or display, or cause to be published, circulated, issued, or displayed, any communication, notice, advertisement, or sign of any kind relating to the sale, rental, lease, sublease, assignment, transfer, or listing of a housing accommodation or accommodations which indicates any preference, limitation, specification, or discrimination based on race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, source of income, marital or familial status, religious belief, age, or disability.

(3) For a person, bank, banking organization, mortgage company, insurance company, or other financial institutions of lenders, or agent or employee thereof, to whom application is made for financial assistance for the purchase, lease, acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodation to discriminate against any person or group of persons because of race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, religious belief, age, or disability of such person or group of persons or of the prospective occupants or tenants of such real property in the granting, withholding,

extending, modifying, or renewing, or in the rates, terms, conditions, or privileges of, any such financial assistance or in the extensions of services in connection thereof.

(4) For an owner, lessee, sublessee, assignee, real estate broker, real estate salesperson, managing agent of, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation, or any agent of any of these to discriminate against any person by refusing to negotiate, making false representations on the availability of the housing unit, or withdrawing from the market a housing unit which is for sale, lease, sublease, or rental.

(5) For an owner, lessee, sublessee, assignee, real estate broker, real estate salesperson, managing agent of, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation, or any agent of any of these to include in the terms, conditions, or privileges of any sale, lease, sublease, rental, assignment, or other transfer of any housing, any clause, condition, or restrictions discriminating against any person in the use or occupancy of such housing.

(6) For an owner, lessee, sublessee, assignee, real estate broker, real estate salesperson, managing agent of, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation, or any agent of any of these to discriminate in the furnishing of any facilities, repairs, improvements, or services or in the terms, conditions, or privileges or tenure of occupancy of any person.

(7) For any real estate agent or other individual:

(a) To induce or attempt to induce a sale, transfer of interest, or listing for sale of any housing by making representations regarding the existing or potential proximity of real property owned, used, or occupied by any person of any particular race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, source of income, religious belief, age, or disability, by direct or indirect methods.

(b) To make any representations to any prospective purchaser, or lessee that any housing in a particular block, neighborhood, or area may undergo, is undergoing, or has undergone a change with respect to race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, source of income, religious belief, age, or disability of such block, neighborhood, or area.

(c) To induce or attempt to induce a sale or listing for sale of any housing by representation that the presence or anticipated presence of persons of any particular race, creed, color, sex, sexual orientation, gender identity or expression, national origin or ancestry, marital or familial status, source of income, religious belief, age, or disability in the area will or may result in:

(1) The lowering of property values.

(2) A change in racial, color, religious, nationality, or ethnic composition of the block, neighborhood, or area in which the property is located.

(3) An increase in criminal or antisocial behavior in the area.

(4) A decline in the quality of the schools serving the area.

(E) Aiding and abetting discrimination. It shall be unlawful for a person to assist, aid, abet, entice, incite, or coerce another person to commit an act for or engage in any practices forbidden by this section.

(F) The provisions of this chapter as it pertains to sexual orientation or gender identity or expression shall not apply to religious schools, churches engaged in religious activities and owner-occupied residences with not more than three unrelated renters.

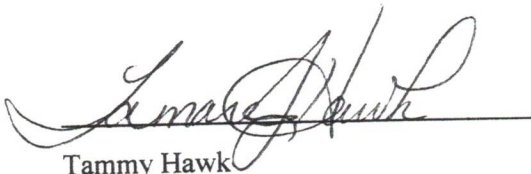
(G) Any person aggrieved as a potential or current tenant may commence a civil action to obtain appropriate relief under:

(1) Remedies: The court may grant as relief, as it deems appropriate, any permanent or temporary injunction, temporary restraining order or other order, and may award to the plaintiff actual damages and not more than one thousand dollars (\$1,000) punitive damages, together with court costs and reasonable attorney's fees in the case of a prevailing plaintiff, provided that the plaintiff, in the opinion of the court, is not financially able to assume attorney's fees.

(2) Other Legal Action: Nothing contained in this chapter shall prevent any person from exercising any right or seeking any remedy to which he or she might otherwise be entitled or from filing any complaint with any other agency or court of law or equity.

ENACTED this 8 day of May, 2024.

ATTEST:



Tammy Hawk
Council President

ATTEST:



Kevin Simons
Fiscal Officer

APPROVED AS TO FORM:

ACKNOWLEDGED:

Those portions which are
in proper form are approved
as to form: Jonathan Robe

Jonathan Robe
Solicitor



A handwritten signature in black ink, appearing to read 'Amy Renner', is written over a horizontal line.

Amy Renner
Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

CERTIFICATION OF FISCAL OFFICER AS TO
POSTING OF RESOLUTION

The foregoing is a true copy of the original Ordinance No. 2024-3.

Publication of this Resolution was made by posting a copy of the same in the following five locations within the Village, beginning on _____ and concluding on _____ (at least 15 days later):

Location

Date Posted:

Village Hall

Chauncey Food Mart

Cee Dee

Post Office

Library

ATTEST:

Date: _____

Kevin Simons

Fiscal Officer