

ORDINANCE AMENDING THE FAIR HOUSING ORDINANCE

AN ORDINANCE AMENDING THE FAIR HOUSING ORDINANCE OF THE GREENSBORO CODE OF ORDINANCES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

Section 1. That Section 12-131 of the Greensboro Code of Ordinances is hereby amended to read as follows (amended portion in bold italics):

Sec. 12-131. - Title and purpose.

This division shall be known and may be cited as the "Fair Housing Ordinance of the City of Greensboro." The general purpose of this article is to secure for all individuals within the city freedom from discrimination because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin in the sale, rental or advertising of dwellings, in the provision of brokerage services or in the availability of residential real estate-related transactions. By providing rights and remedies for violation of this division substantially equivalent to the rights and remedies provided by the Federal Fair Housing Act (42 U.S.C. 3601, et seq.).

Section 2. That Section 12-134 of the Greensboro Code of Ordinances is hereby amended to read as follows (amended portion in bold italics):

Sec. 12-134. - Discrimination in housing practices.

(a) It is a discriminatory housing practice for an owner or any other person engaging in a real estate transaction or residential real estate-related transaction, because of the race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin of a person or of a person residing with that person or of friends or associates of that person:

- (1) To refuse to sell, exchange, rent or lease any real property.
- (2) To discriminate against a person in the terms, conditions or privileges of a real estate transaction or in the provision of services or facilities in connection therewith.
- (3) To refuse to receive or to fail to transmit a bona fide offer to engage in a real estate transaction from a person.
- (4) To refuse to negotiate for a real estate transaction with a person.
- (5) To represent to a person that real property is not available for inspection, sale, rental or lease, when in fact it is so available, or to intentionally fail to bring a property listing to a person's attention, or to refuse to permit a person to inspect real property.
- (6) 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, ***sexual orientation, gender identity, gender expression***, handicap, familial status or national origin, or an intention to make any such preference, limitation or discrimination.

- (7) To offer, solicit, accept, use or retain a listing of real property for sale, rental or lease with the understanding that a person may be discriminated against in the sale, rental or lease of that real property or in the provision of facilities or services in connection therewith.
- (8) For a person for profit, to induce or attempt to induce any person to sell or rent any real property by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, familial status, or national origin or with a handicap.
- (9) Every condition, restriction or prohibition, including a right of entry or possibility of reverter, which limits the conveyance, lease, or use or occupancy of real property on the basis of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin, is a discriminatory practice and is void, except a limitation of conveyance or use of real property on the basis of religion, held by a religious or charitable organization operated, supervised or controlled by a religious institution or organization and used for religious or charitable purposes.
- (10) For any person, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin, to intimidate, threaten, coerce or interfere with any other individual on account of that person having exercised or enjoyed, or on account of that person having aided or encouraged any other person in the exercise or enjoyment of, any right granted or protected by this division.
- (11) For any person, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin, to restrict or attempt to restrict the choices of a person by word or conduct in connection with seeking, negotiating for, buying or renting a dwelling so as to perpetuate, or tend to perpetuate, segregated housing patterns, or to discourage or obstruct choices in a community, neighborhood or development.
- (12) To refuse to permit, at the expense of a handicapped person, reasonable modifications of existing premises occupied or to be occupied by the person if the modifications are necessary to the handicapped person's full enjoyment of the premises; except that, in the case of a rental unit, the landlord may, where it is reasonable to do so, condition permission for modifications on agreement by the renter to restore the interior of the premises to the condition that existed before the modifications, reasonable wear and tear excepted.
- (13) To refuse to make reasonable accommodations in rules, policies, practices, or services, when these accommodations may be necessary to a handicapped person's equal use and enjoyment of a dwelling.
- (14) To fail to design and construct covered multifamily dwellings available for first occupancy after March 13, 1991, so that:
- a. The dwellings have at least one (1) building entrance on an accessible route, unless it is impractical to do so because of terrain or unusual site characteristics; or
  - b. With respect to dwellings with a building entrance on an accessible route:
    1. The public and common use portions are readily accessible to and usable by handicapped persons;
    2. There is an accessible route into and through all dwellings and units;
    3. All doors designed to allow passage into, within, and through these dwellings and individual units are wide enough for wheelchairs;

4. Light switches, electrical switches, electrical outlets, thermostats, and other environmental controls are in accessible locations;
5. Bathroom walls are reinforced to allow later installation of grab bars; and
6. Kitchens and bathrooms have space for an individual in a wheelchair to maneuver.

(15) Otherwise make unavailable or deny housing.

Section 3. That Section 12-135 of the Greensboro Code of Ordinances is hereby amended to read as follows (amended portion in bold italics):

Sec. 12-135. - Discrimination in financial practices.

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 such a transaction, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin. Unlawful conduct under this section includes, but is not limited, as follows:

- (1) To discriminate against the applicant because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.
- (2) To use a form of application for financial assistance or to make or keep a record or inquiry in connection with applications for financial assistance which indicates, directly or indirectly, an intent to make a limitation, specification or discrimination as to race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.
- (3) To fail or refuse to provide to any person, in connection with a residential real estate-related transaction, information regarding the availability of loans or other financial assistance, application requirements, procedures or standards for the review and approval of loans or financial assistance, or providing information which is inaccurate or different from that provided others, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.
- (4) With respect to a person or entity engaged in the purchasing of loans or other debts or securities which support the purchase, construction, improvement, repair or maintenance of a dwelling, or which are secured by residential real estate, to refuse to purchase such loans, debts, or securities, or to impose different terms or conditions for such purchases, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.
- (5) With respect to a person or entity engaged in the making of loans or in the provision of other financial assistance relating to the purchase, construction, improvement, repair or maintenance of dwellings or which are secured by residential real estate to impose different terms or conditions for the availability of such loans or other financial assistance because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.

Section 4. That Section 12-136 of the Greensboro Code of Ordinances is hereby amended to read as follows (amended portion in bold italics):

Sec. 12-136. - Discrimination in the provision of brokerage services.

It is a discriminatory practice for any person or other entity whose business includes engaging in the selling, brokering or appraising of residential real property to deny any person who is otherwise qualified by state law, access to, or membership or participation in, any real estate broker's organization, multiple listing service or other service, organization or facility relating to the business of engaging in real estate transactions, or to discriminate against any person in the terms or conditions of such access, membership, or participation, making available such services, or in the performance of such services, because of race, color, religion, sex, ***sexual orientation, gender identity, gender expression***, handicap, familial status, or national origin.

Section 5. That all laws and clauses of laws in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 6. That this ordinance shall become effective upon the date this ordinance is approved by the United States Department of Housing and Urban Development.