



Policy No. 13	Page: 1	Page 1 of 2
Fair Housing		
Authority:	Shorewood Village Board	

The Village Board is adopting Policy No. 13 for the purpose of compliance with Federal and State law as well as Village Code to protect the public health and safety and promote the general welfare, that all persons, regardless of sex, race, color, sexual orientation, religion, national origin, marital status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, ancestry, disability or family status, shall be accorded fair and equal access to housing in the Village of Shorewood.

Prohibited Acts

A. It shall be a prohibited discriminatory practice for any person to:

(1) Print, publish, circulate, issue, display, post, mail or communicate in any other way any announcement, statement, advertisement, publication or sign, the import of which indicates a decision or purpose to impair in any way the access of any person, on the basis of sex, race, color, sexual orientation, religion, national origin, marital status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, ancestry, disability or family status, to any transferable interest in any housing or housing accommodation.

(2) Refuse to sell, lease, sublease, rent, or in any other manner deny, withhold or impair the transfer of title, leasehold or any other interest in any part of any housing or housing accommodation, when such refusal is based on a consideration of sex, race, color, sexual orientation, religion, national origin, marital status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, ancestry, disability or family status of the person refused.

(3) Refuse to lend money or security, guarantee any loan, accept any mortgage or in any other manner make available any other funds or resources for the construction, acquisition, purchase, rehabilitation, repair or maintenance of any housing or housing accommodation, when such refusal is based on a consideration of sex, race, color, sexual orientation, religion, national origin, marital status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, ancestry, disability or family status of the person refused.

B. It shall be a violation of this chapter for any person to do, or refuse to do, any act which accomplishes the objectives of any activity prohibited by this policy or Village Code.

Exemptions and Exclusions

A. Nothing in this policy:

Shall be deemed to prohibit any person from selling or refusing to sell; renting or refusing to rent; leasing or refusing to lease; financing or refusing to finance; contracting or refusing to contract to construct housing for any person for any reason other than because of sex, race, color, sexual orientation, religion, national origin, marital status, status as a victim of domestic abuse, sexual assault, or stalking, lawful source of income, age, ancestry, disability or family status.

1. Prohibits an owner or agent from requiring that a person who seeks to buy or rent housing supply information concerning family, marital, financial and business status, but not concerning sex, race, color, disability, sexual orientation, status as a victim of domestic abuse, sexual assault, or stalking, age, ancestry, national origin, religion or creed.
2. Prohibits discrimination based on age or family status with respect to housing for older persons as set forth in § 106.50 (1m) (m) Wis. Stats.
3. Shall prohibit the development of housing designed specifically for persons with disabilities and preference in favor of persons with disabilities in relation to such housing.
4. Notwithstanding that discrimination based on family status is prohibited, it is not discrimination to comply with any reasonable federal, state or local government restrictions relating to the maximum number of occupants permitted to occupy a dwelling unit.

The provisions of this policy (and corresponding ordinance) shall be administered and enforced by the Village Manager. In addition to or as an alternative to local enforcement, the Village Manager is authorized to refer complaints of violations of the provisions of this policy (and corresponding ordinance) to the Division of Equal Rights of the Department of Workforce Development of the State of Wisconsin for appropriate action as provided for under § 106.50 Wis. Stats.

Shorewood

*Adopted October 20, 1980

*Revised September 27, 1991

*Revised September 8, 2014

*Adopted March 2, 2015