

# The History of Fair Housing

## **CIVIL RIGHTS ACT OF 1866**

The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

## **FAIR HOUSING ACT**

The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

## **AMERICANS WITH DISABILITIES ACT**

Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

## **Equal Credit Opportunity Act**

The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex marital status, age or because all or part of the applicant's income derives from any public assistance program.

## **STATE AND LOCAL LAWS**

State and Local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

## **Fair Housing in Clark County**

The Fair Housing Committee of the Clark County Association of REALTORS® strives to provide support to REALTOR® and Affiliate members, as well as the general public, to ensure they understand how to provide equal professional service to all residents of Clark County without regard to race, color, religion, sex handicap, familial status, or national origin.

## **Further Assistance**

The Clark County Association of REALTORS® is always available to answer the questions and concerns of all REALTORS® and Affiliate members, and the general public, as related to issues of fair housing. C.C.A.R. will accept complaints alleging violations of the Code of Ethics filed by a home buyer who alleges discriminatory treatment in the availability, purchase or rental of housing. The Clark County Association of REALTORS® has the responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Complaints alleging discrimination in housing may be filed with the nearest office of the Department of Housing and Urban Development (HUD), or by calling HUD's Discrimination Hotline at 1-800-669-9777, 1-800-927-9275 (TYY). For information and publications on fair housing, call HUD's Distribution Center at 1-800-767-7468. Contact HUD on the internet at <http://www.hud.gov/fhe/fheo.html>.

**Clark County Association of REALTORS®**

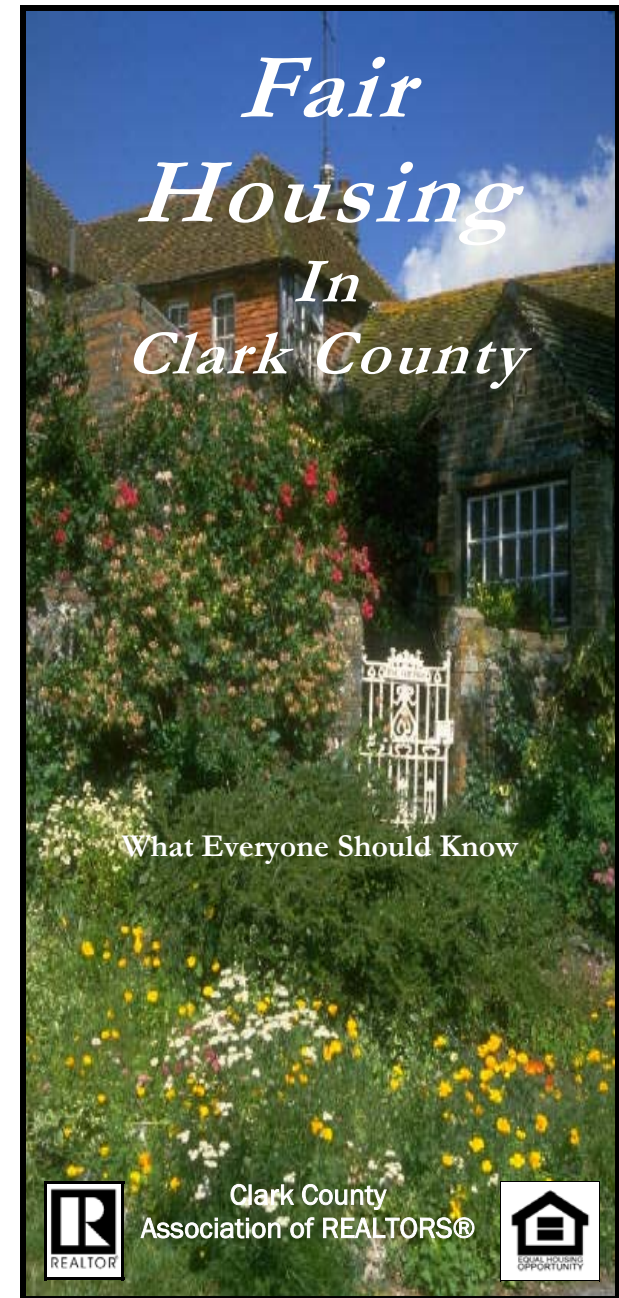
1514 Broadway, Suite 102

P.O. Box 1010

Vancouver, WA 98666-1010

Phone: (360) 695-5980 · Fax: (360) 695-8254

E-mail: [gad@ccrealtors.com](mailto:gad@ccrealtors.com)



## ***FAIR HOUSING IN CLARK COUNTY***

The sale and purchase of a home is one of the most significant events that any person will experience in their lifetime. It is more than the simple purchase of housing, for it includes the hopes, dreams, aspirations, and economic destiny of those involved.

### **LOCALLY**

Clark County officially supports the Fair Housing Act. Clark County Code requires county government to cooperate in investigating any violations of the Act. Clark County Code also requires county government to assist in prosecution of violations (C.C. ORD 2.35.010-030).

### **FEDERAL FAIR HOUSING ACT**

The Fair Housing Act makes housing discrimination illegal. Under the Act no one is allowed to discriminate in the purchase and sale, or rental of a residence based on race, color, national origin, religion, sex, familial status, or handicap. The Department of Housing and Urban Development (or HUD) investigates violations of the Act and enforces the law.

### **WASHINGTON STATE CODE**

Washington States' law is called the Housing Policy Act. The Housing Policy Act makes illegal discrimination based on creed, sex, and use of a seeing guide dog. The Washington State Human Rights Commission enforces the Housing Policy Act.

### **The Responsibilities...**

The home seller, the home buyer, and the real estate professional all have rights and responsibilities under the law.

#### **FOR THE HOME SELLER**

You should know that as a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You may not instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental, because the real estate professional is also bound by law not to discriminate.

#### **FOR THE HOME BUYER/SEEKER**

YOU HAVE THE RIGHT TO EXPECT THAT HOUSING WILL BE AVAILABLE TO YOU WITHOUT DISCRIMINATION OR OTHER LIMITATIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATION ORIGIN.

This includes the right to expect:

- Housing in your price range made available to you without discrimination
- Equal professional service
- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring or a dwelling.
- To be free from harassment or intimidations for exercising your fair housing rights.

### **FOR THE REAL ESTATE PROFESSIONAL**

As a home seller or home buyer, you should know that the term REALTOR® identifies a licensed professional in real estate who is a member of the NATIONAL ASSOCIATION OF REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are can identify themselves as REALTORS®. They conduct their business and activities in accordance with strict Code of Ethics. As agents in a real estate transaction, licensed brokers or salespersons are prohibited from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

### **THE CODE OF ETHICS**

Article 10 of the NATIONAL ASSOCIATION OF REALTORS® Code of Ethics requires that "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, or national origin. REALTORS® shall not be a party to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, or national origin. REALTORS®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status or national origin."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.