

THE FLORENCE TOWN BOARD OF SUPERVISORS ORDAINS AS FOLLOWS:

AN ORDINANCE TO GUARANTEE THE RIGHT OF ALL PERSONS TO HAVE EQUAL OPPORTUNITIES FOR HOUSING REGARDLESS OF THEIR SEX, RACE, COLOR, PHYSICAL CONDITION, DEVELOPMENTAL DISABILITY AS DEFINED IN s. 51.01 (5), WISCONSIN STATUTES, SEXUAL ORIENTATION AS DEFINED IN s. 111.32 (13m), RELIGION, NATIONAL ORIGIN OR ANCESTRY.

SECTION 1. DEFINITIONS: Definitions of housing discrimination, handicap and unimproved residential lot are as defined in Section 101.22 (1m) of the Wisconsin Statutes.

SECTION 2. DISCRIMINATION PROHIBITED: It is unlawful for any person to discriminate:

- (a) By refusing to sell, lease, finance or contract to construct housing or by refusing to discuss the terms thereof.
- (b) By refusing to permit inspection or exacting different or more stringent price, terms or conditions for the sale, lease, financing or rental of housing.
- (c) By refusing to finance or sell an unimproved residential lot or construct a home or residence upon such lot.
- (d) By publishing, circulating, issuing or displaying, or causing to be published, circulated, issued or displayed, any communication, notice, advertisement or sign in connection with the sale, financing, lease or rental of housing, which states or indicates any discrimination in connection with housing.
- (e) For a person in the business of insuring against hazards, by refusing to enter into, or by exacting different terms, conditions or privileges with respect to, a contract of insurance against hazards to a dwelling.
- (f) By refusing to renew a lease, causing the eviction of a tenant from rental housing or engaging in the harassment of a tenant.

SECTION 3. EXCEPTIONS: (a) Nothing in this section shall prohibit discrimination on the basis of age in relation to housing designed to meet the needs of elderly individuals.

(b) Nothing in this section shall prohibit a person from exacting different or more stringent terms or conditions for financing housing based on the age of the individual applicant for financing if the terms or conditions are reasonably related to the individual applicant.

(c) Nothing in this section shall prohibit the development of housing designed for persons with a handicap and discrimination on the basis of handicap in relation to such housing.

SECTION 4. REPRESENTATIONS DESIGNED TO INDUCE PANIC SALES: No person may induce or attempt to induce any person to sell, rent or lease any dwelling by representations regarding the present or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, national origin, sexual orientation or economic status, or by representations to the effect that such present or prospective entry will or may result in a) the lowering of real estate values in the area concerned; b) a deterioration in the character of the area concerned; c) an increase in criminal or antisocial behavior in the area concerned; or d) a decline in the quality of the schools or other public facilities serving the area.

SECTION 5. INTERFERENCE, COERCION OR INTIMIDATION. No person may coerce, intimidate, threaten or interfere with any person in the exercise or enjoyment of any right granted or protected by this section, or with any person who has aided or encouraged another person in the exercise or enjoyment of any right granted or protected by this ordinance.

SECTION 6. REQUIRING REFERENCES. Nothing in this ordinance prohibits an owner or agent from requiring that any person who seeks to buy, rent or lease housing supply information concerning family, marital, financial and business status but not concerning race, color, physical condition, developmental disability as defined in s. 51.01 (5), Wisconsin Statutes, sexual orientation or creed.

SECTION 7. PENALTY. (a) Any person who willfully violates this ordinance or any lawful order issued under this ordinance shall, for the first violation, forfeit not less than \$100 nor more than \$1000.

(b) Any person adjudged to have violated this ordinance within 5 years after having been adjudged to have violated this ordinance, for every violation committed within the 5 years, shall forfeit not less than \$1000 nor more than \$10,000.

(c) Payment of a forfeiture under this ordinance shall be stayed during the period in which any appeal may be taken.

SECTION 8. PRIVATE CIVIL ACTIONS. (a) A person alleging a violation of this ordinance may bring a civil action for appropriate injunctive relief, for damages including punitive damages, and for court costs and reasonable attorney fees in the case of a prevailing plaintiff.

(b) An action commenced under par (a) may be brought in the circuit court for the county where the alleged violation occurred, or for the town where the person against whom the civil complaint is filed resides or has a principal place of business, and shall be commenced within one year after the alleged violation occurred.

(c) The remedies provided for in this subsection shall be in addition to any other remedies contained in this ordinance.

SECTION 9. SEVERABILITY. Invalidation by a court of any part of this ordinance shall not invalidate the rest of the ordinance.

SECTION 10. FORCE AND EFFECT. Following publication, public hearing and passage by the Town Board of Supervisors, this ordinance shall be in full force and effect in the town, as provided in Wisconsin Statutes Section 66.432.



Ray Steber, Chairman



Paul Pontbriand, Supervisor



Jule Glime, Supervisor

Attest: Judith Gehlhoff, Clerk/Treasurer
Dated the 28th day of December, 1987

