

## **Enforcement of Fair Housing Laws**

Fair housing laws are enforced at the local, state, and federal level. Complaints may be filed at any level, or all three.



### **The local enforcement agency is:**

City of Lawrence  
Human Relations Division  
1006 New Hampshire  
Lawrence, Kansas 66044  
(785) 832-3310

### **The state enforcement agency is:**

Kansas Human Rights  
Commission  
Landon State Office Building Suite 851  
900 S.W. Jackson  
Topeka, Kansas 66612-1258  
(785) 296-3206  
TDD: (913) 296-0245

### **The federal enforcement agency is:**

U.S. Department of Housing and  
Urban Development  
Gateway Tower Two  
Room 200  
400 State Avenue  
Kansas City, Kansas  
66101-2406  
(913) 551-6958  
TDD: (913) 551-6972

**If you have questions** about your rights or responsibilities under fair housing laws, contact the specialists in the Human Relations Division for a consultation.

They can also provide you with copies of Chapter X, Article 1 of the Code of the City of Lawrence, Kansas, the Kansas Residential Landlord and Tenant Act, the Mobile Home Parks Landlord and Tenant Act, as well as informational brochures and posters.

City of Lawrence, Kansas  
City Attorney's Office  
Human Relations Division  
and  
Human Relations Commission

1006 New Hampshire  
P.O. Box 708  
Lawrence, Kansas 66044

Phone: 785-832-3310  
Fax: 785-832-3315  
Email: [humanrelations@lawrenceks.us](mailto:humanrelations@lawrenceks.us)

# **Fair Housing 101**



**City of Lawrence, Kansas  
City Attorney's Office  
Human Relations Division  
and  
Human Relations Commission**

1006 New Hampshire  
Lawrence, KS 66044  
785-832-3310  
785-832-3315 FAX  
Office Hours:  
8:00 a.m. to 5:00 p.m.  
Monday—Friday



## **City of Lawrence**



**The Lawrence Human Relations Commission and Human Relations Division** is a civil rights enforcement agency. It investigates complaints from persons alleging they have been discriminated against in housing because of race, sex, religion, color, national origin, age, ancestry, sexual orientation, disability or gender identity, in addition to familial status in housing.

Chapter X, Article 1 of the Code of the City of Lawrence, Kansas as amended, authorizes the agency to receive, investigate, decide, and attempt to conciliate a complaint or complaints alleging discrimination, segregation, or separation in housing inside the city limits and to hold public hearings.

#### **HOW TO FILE A DISCRIMINATION COMPLAINT:**

Any person who wishes to file a housing discrimination complaint must come in person to the Human Relations Division Offices at 1006 New Hampshire, or by calling the Human Relations Division at (785) 832-3310.

#### **WHEN TO FILE:**

There is a one-year filing period for housing discrimination complaints. Persons are advised to file, immediately when an incident occurs. All parties can be more clearly represented with information that is recent and current.

#### **IN MORTGAGE LENDING IT IS ILLEGAL TO:**

- Refuse to make a mortgage loan.
- Impose different terms or conditions on a loan.
- Discriminate in appraising property.
- Refuse to provide information regarding loans.

#### **IN ADDITION, IT IS ILLEGAL FOR ANYONE TO:**

- Deny or make different terms or conditions for mortgage, home loan, insurance or other "real estate" related transaction.
- Denying anyone access to or membership in a facility or service (such as multiple listing service) relating to the sale or rental of housing.
- Threaten, coerce, intimidate, or interfere with a person exercising a fair housing right or assisting others who exercise that right; or
- Advertise or make any statement that indicates a limitation or preference based on status within a protected class. This prohibition against discriminatory advertising applies to single family and owner occupied housing that is otherwise exempt from the Fair Housing Act. Courts have recognized that when human models are used in advertising for property, they must accurately reflect the racial makeup of the community.

#### **WHAT ARE SOME EXAMPLES OF ILLEGAL HOUSING DISCRIMINATION?**

- Refusing to rent to a family with children.
- Restricting families with children to certain buildings or floors.
- Requiring families with children (or any protected group) to pay higher deposits.
- Steering (directing) any protected group to certain parts of a community.
- Stating that a unit is not available when it is.
- Refusing to make loans in certain neighborhoods.
- Suggesting that a person can pay for their deposit with sexual favors.
- Asking a person with a disability if they really are allowed to live on his or her own.
- Refusing to allow a person who is visually impaired to move into a unit with their assistance animal.
- Requiring a pet special security deposit for a person who is qualified for an assistance animal.
- Building a large, new apartment building that has no accessible units.
- Advertising a unit using terms like: "Christian couple wanted"; "adults only", or "ideal for one person".
- Not offering homeowners insurance for persons living in certain neighborhoods. Discriminating in the appraisal of property.

Whether you want to just talk, obtain more information, or take action to remedy the situation, you may contact the Human Relations Division. Staff can answer your questions, accept complaints, give you information on mediation, informal resolution and formal grievance procedures, help you decide what action to take, and explain how you are protected from retaliation.