

Federal, State, County and Local Fair Housing Laws

	FEDERAL FAIR HOUSING ACT	MADISON EQUAL OPPORTUNITIES ORDINANCE
Law	42 U.S.C. Sec. 3601-3619 and 3631 (also known as Title VIII of the Civil Rights Act of 1968 as amended)	Sec. 39.03 Madison General Ordinances
Time to File	1 year (administrative process) 2 years (state or federal court)	1 year
Agency	Department of Housing & Urban Dev. 310 W. Wisconsin Ave., Rm. 1380 Milwaukee, WI 53203-2289 (414) 297-3214; Fax (414) 297-3947	Madison Equal Opportunities Division 210 Martin Luther King, Jr. Blvd., Rm. 523 Madison, WI 53703-3346 (608) 266-4910
Protected Class	Race, color, religion, gender, national origin, mental or physical handicap/disability, familial status (includes pregnancy)	Sex; age; race; color; religion; arrest record; conviction record; marital status; being a student; national origin or ancestry; physical appearance; handicap/disability; sexual orientation; political beliefs; source of income; retaliation; less than honorable discharge from the military; refusal to disclose social security number; familial status; domestic partners; gender identity; genetic identity; citizenship status; victim of domestic abuse, sexual assault, or stalking; credit history
	WISCONSIN OPEN HOUSING ACT	DANE COUNTY FAIR HOUSING ORDINANCE
Law	Sec. 106.50, Wis. Stats.	Sec. 31, Dane County Ordinances
Time to File	1 year	300 days
Agency	Wisconsin Equal Rights Division 201 E. Washington Ave., Rm. A300 P.O. Box 8928 Madison, WI 53708-8928	Dane County Corporation Counsel 210 Martin Luther King, Jr. Blvd., Rm. 419 Madison, WI 53703-3345
Protected Class	Race, color, religion, gender, national origin or ancestry, sexual orientation, disability, marital status, age*, lawful source of income, family status	Race, gender, age*, color, religion, national origin or ancestry, marital status of person maintaining household, mental illness, physical condition, appearance, lawful source of income, student status, arrest/conviction record, sexual orientation, less than honorable discharge, political beliefs, social security number disclosure

*Age category covers 18 years and older.

Rights and Responsibilities of Housing Providers

- To receive complete, accurate and relevant information on the rental application.
- To maintain a waiting list.
- To check income and credit references.
- To check past housing references.
- To require a security deposit.
- To require that the rent will be paid on time.
- To expect that the tenant will maintain the unit in a reasonable manner.
- To receive adequate notice of the intent to move.
- To treat all applicants and tenants in a fair and nondiscriminatory way.
- To provide clear, accurate and understandable information on conditions of the rental agreement.
- To show prospective tenants the unit they are interested in and will actually occupy.
- To maintain accurate and complete check-in/check-out forms.
- To maintain the property in good condition as required by law.
- To respect the rights of occupancy of tenants and provide 24 hours notice before entering unless it is an emergency.
- To return the security deposit on time, minus any legal deductions.
- To pay interest on security deposits as required by City Ordinance.

Housing Discrimination

- Do you believe that you did not get the apartment you wanted because of your race?
- Have you been denied an apartment because of receiving public assistance?
- Has your landlord refused to accommodate your disability by not allowing you to provide a ramp?
- Do you believe that you were not rented an apartment because you have children? (Some housing for older people as defined by the Madison Ordinance may exclude children.)
- Has your lease not been renewed for a reason you believe to be discriminatory?

These questions are only a few examples of rental housing discrimination. If the answer is yes to any of the above questions, it would be a good idea to call an agency that is responsible for the enforcement of fair housing laws for more information.

Contact Information

Department of Civil Rights
Madison Equal Opportunities Division
210 Martin Luther King, Jr. Blvd., Rm. 523
Madison, WI 53703
(608) 266-4910
www.cityofmadison.com/dcr

Fair Housing Center of Greater Madison
600 Williamson St., Ste. L-4
Madison, WI 53703
(608) 257-0853
www.fairhousingwisconsin.com

Tenant Resource Center
1202 Williamson St.
Madison, WI 53703
www.tenantresourcecenter.org
(608) 257-0143
(608) 286-0804 (fax)

Toll-free Outside of Dane County: (877) 238-7368

Fair Housing

City of Madison Department of Civil Rights

DCR

Equal Opportunities Division

Paul R. Soglin, Mayor
Lucía Nuñez, Director
210 Martin Luther King, Jr. Blvd., Rm. 523
Madison, Wisconsin 53703-3346
(608) 266-4910 (Voice)
(608) 266-6514 (FAX)
dcr@cityofmadison.com
www.cityofmadison.com/dcr

If you need an accommodation in order to access this service or need materials in Braille, large print or an alternate format, please contact our office.

Fair Housing What is Prohibited?

In the Sale and Rental of Housing:

- Refusal to rent or sell housing.
- Refusal to negotiate for housing.
- Make housing unavailable.
- Deny a dwelling.
- Set different terms, conditions or privileges for sale or rental of a dwelling.
- Provide different housing services or facilities.
- Falsely deny that housing is available for inspection, sale or rental.
- For profit, persuade owners to sell or rent (blockbusting).
- Deny anyone access to or membership in a facility or services (such as a multiple listing service) related to the sale or rental of housing, or
- Refusal to allow reasonable modifications necessary to accommodate a disability.

In Mortgage Lending:

- Refusal to make a mortgage loan.
- Refusal to provide information regarding loans.
- Impose different terms and conditions on a loan, such as different interest rates, points or fees.
- Discriminate in appraising a property.
- Refusal to purchase a loan or
- Set different terms and conditions for purchasing a loan.

In addition:

- It is illegal for anyone to: threaten, coerce, intimidate or interfere with anyone exercising a fair housing right or assisting others who exercise that right.
- Advertise or make any statement that indicates a limitation or preference based on membership in a protected class.

Rights of Tenants When Renting

- To receive equal treatment regarding all terms and conditions of renting, such as rental price, security deposit, etc.
- To receive complete knowledge of conditions required to rent.
- To be shown the exact unit that will be occupied.
- The use of check-in/check-out forms regarding condition of the apartment.
- To be provided basic safety, weatherization and comfort regulations required by City and State laws.
- To have twenty-four hour notice that landlord will enter unit unless there is an emergency.
- That adequate maintenance of the property will be provided.
- The return of any security deposit on time, minus any legal deductions.
- To report building code violations to Madison Building Inspection.

Responsibilities of Tenants

- To provide accurate and complete prior tenancy information as requested.
- To provide credit references regarding credit record and the ability to pay.
- To provide a security deposit, if required.
- To pay the rent on time.
- To maintain the unit in a reasonable fashion and to be responsible for any damage.
- To allow access to the unit for needed repairs.
- To provide adequate notice of the intent to move, as specified by lease or State law.
- To allow the unit to be shown once notice of intent to move has been given.
- To comply with all legal rules of conduct for tenants.

If you believe you have been discriminated against or would like more information, call the Madison EOD at (608) 266-4910.