



WESTMINSTER

Fair Housing Information for Realtors, Property Managers, and Mortgage Lenders

In the sale and rental of housing – No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

- Refuse to rent or sell housing.
- Refuse to negotiate for housing.
- Make housing unavailable.
- Otherwise 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 or try to persuade homeowners to sell or rent dwellings by suggesting that people of a particular race, etc. have moved, or are about to move into a neighborhood (blockbusting).
- Deny any person access to, membership or participation in, any organization, facility or service (such as multiple listing service) related to the sale or rental of dwellings, or discriminate against any person in the terms or conditions of such access, membership, or participation.

In mortgage lending – No one may take any of the following actions based on race, color, religion, sex, disability, familial status, or national origin:

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

In addition, it is a violation of the Fair Housing Act to:

- Threaten, coerce, intimidate, or interfere with anyone exercising a fair housing right or assisting others who exercise the right.
- Make, print, or publish any statement in connection with the sale or rental of a dwelling, which indicates a preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin. This prohibition against discriminatory advertising applies to single-family and owner occupied housing that is otherwise exempt from the Fair Housing Act.
- Refuse to provide homeowners insurance coverage for a dwelling because of the race, color, religion, sex, disability, familial status, or national origin of the owner and/or occupants of a dwelling.
- Refuse to provide available information on the full range of homeowners insurance coverage options available because of the race, etc. of the owner and/or occupants of a dwelling.



The City of Westminster does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services, or activities, including the public participation process. The City of Westminster makes reasonable accommodations for disabilities that interfere with full access to any program, service, or activity, including the public participation process. Persons needing an accommodation must notify Community Development Program Planner Heather Ruddy to allow adequate time to make arrangements. You may call 303-658-2111 (711 for the State Relay service) or write to 4800 West 92nd Avenue Westminster, CO 80031 to make a reasonable accommodation request.

- Make, print, or publish any statement in connection with the provision of homeowners insurance coverage, that indicates a preference, limitation, or discrimination based on race, color, religion, sex, disability, familial status, or national origin.

For the Home Seller

Home sellers and landlords are responsible for and required 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. Home sellers and landlords cannot instruct a licensed broker or salesperson acting as an agent to convey any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental of a home, deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

For the Home Seeker

Those looking to purchase or rent a home have the right to expect that housing will be available to them without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national origin. This includes the right to expect:

- Housing in a price range made available 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 of a dwelling.
- To be free from harassment or intimidation for exercising fair housing rights.

For the Real Estate Professional

Agents in a real estate transaction are prohibited by law 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 National Association of Realtors® has developed a Fair Housing Program to provide resources and guidance to Realtors® in ensuring equal professional services for all people. 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 may identify themselves as Realtors®. They conduct their business and activities in accordance with a strict code of ethics.



Fair Housing Laws

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

