

Know Your Rights and Responsibilities and How to Exercise Them!

The Lawrence Human Relations Division enforces local, state, and federal laws against discrimination in housing.

Chapter X, Article 1 of the Code of the City of Lawrence, Kansas provides fair housing and equal opportunity without regard to race, sex, religion, color, national origin, ancestry, age, familial status, disability, or sexual orientation, in housing sales, rentals, financing, and their terms and conditions.



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
Legal Department
Human Relations Division
and
Human Relations Commission

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Realtors/Brokers Fair Housing 411



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Monday—Friday



City of Lawrence



Good real estate brokers and sales persons are good business people. They know that representing people buying and selling property requires knowledge of real estate, business, applicable laws, and skill in working with people. Good realtors value their reputations for fairness and honesty. All clients, buyers, and sellers are respected and treated equally.

Even if you aren't a landlord or property owner, you may be sued for housing discrimination.

Discrimination laws apply to real estate brokers, building contractors, mortgage lenders, appraisers, real estate salespeople, and property managers as well as landlords and property owners. It is an unlawful, discriminatory practice to

- refuse to sell, rent, or lease based on a prospective buyer's or tenant's race, sex, religion, national origin, ancestry, color, age, familial status, disability, and sexual orientation;
- discriminate in the terms of the sale, rental, or lease of housing or services in connection with housing; or
- print or circulate any statement, advertisement, or publication for the purchase, rental, or lease of housing that discriminates.

UNLAWFUL HOUSING PRACTICES TO AVOID

Blockbusting

Occurs when real estate agents promote the listing and sale of real estate (and business for themselves) through panic tactics, such as warning residents to sell because different racial or ethnic groups are moving into the area.

Exclusionary Land Use

Occurs when regulations, practices, and growth policies of the local government have the effect of preventing adequate housing choices for minorities, handicapped and women in a community where they choose to live and at a price they can afford.

Redlining

This is the practice of lenders or insurers of refusing to grant loans or issue policies in certain neighborhoods, or of having higher rates or stricter terms for their services.

Steering

Conduct which may influence a person's choice of a housing location, on the basis of his or her race, sex, religion, national origin, ancestry, color, age, familial status, disability, or sexual orientation, is called steering.

Your job is to match your buyers to the features of available properties, not to the racial (or other) makeup of the area. If someone asks you to eliminate certain areas based on any of the protected classes, you cannot legally follow their instructions, even if you are a Buyer's Agent.

Price Variations

Quoting one price or rent to whites and another to minorities or another protected class.

Refusal

A refusal to rent or sell refusing to rent or sell an available apartment or house on the basis of race, such as falsely telling a black person that a house or apartment has been sold and then showing it to a white person.

Good realtors have fair policies, rules, and procedures. They know what illegal discrimination in housing is and how to avoid it. They avoid problems with civil rights claims by having consistent standards and policies, routinely followed, that are not discriminatory.

They are guided by the Kansas Real Estate Brokers' and Salespersons' Act and the Kansas Real Estate Commission. Good realtors ensure that their listings, advertising, agency practices, and disclosure policies comply with the laws. Then, if someone becomes unhappy with a certain transaction, they can show they have used the same standards and practices with all other clients, buyers, and sellers.

Knowledge of fair housing laws

is essential when acting as a real estate agent. The Lawrence City Ordinance is substantially equivalent to the state and federal laws. The local fair housing law extends protection from discrimination on the basis of race, sex, religion, national origin, ancestry, color, age, familial status, disability, and sexual orientation. It covers decisions on whether to sell, rent, or make housing loans to certain persons. It also applies to issues such as advertising, charging higher prices, or establishing different requirements, conditions, or services. The law covers the individuals involved, their principals and agents. It could also apply to situations involving families and guests. Retaliation against a person who files a fair housing complaint is a violation of the law.



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