

(Please Use this Form for Filing your Local Law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~County~~
~~City~~ of Dolgeville
~~Town~~
Village
Local Law No. 1 of the year 19 81

19

A local law PROVIDING FAIR HOUSING STANDARDS FOR THE VILLAGE OF DOLGEVILLE
(Insert title)

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County
City of Dolgeville, Herkimer and Fulton Counties as follows:
Town
Village

Section 1. Legislative Intent. By this local law, the Board of Trustees seeks to prohibit discrimination in the sale, rental or leasing of housing accommodations or living quarters of any sort within the Village of Dolgeville, Counties of Herkimer and Fulton, New York; to prohibit discrimination in lending transactions; to prohibit discrimination by real estate brokers or salespersons; and to prohibit discrimination in the terms and privileges of such transactions.

Section 2. Discrimination in Sale, Lease or Rental Prohibited. It shall be unlawful for an owner, lessee or sub-lessee of real property, or any agent or representative thereof, to refuse to sell, exchange, rent or lease any housing accommodation or living quarters of any sort, within the Village of Dolgeville because of race, color, religion, sex, national origin or ancestry.

Section 3. Discrimination in Lending Prohibited. It shall be unlawful for any person, firm or corporation to discriminate in the lending of money, guaranteeing of loans, accepting of mortgages or otherwise making available funds for the purchase, acquisition, construction, rehabilitation, repair or maintenance of any housing accommodations or living quarters of any sort within the Village of Dolgeville because of race, color, religion, sex, national origin or ancestry.

Section 4. Discrimination by Real Estate Brokers or Salespersons Prohibited. It shall be unlawful for any real estate broker or salesperson to refuse to make available for inspection or to refuse to accept offers to purchase, offers to lease or any other proposed agreements with reference to sale, exchange or lease of real property because of race, color, religion, sex, national origin or ancestry.

Section 5. Discrimination in Terms and Privileges Prohibited. It shall be unlawful for any owner, lessee or sub-lessee of real property or any other person concerned with transactions in real property to discriminate because of race, color, religion, sex, national origin or ancestry with reference to the terms, conditions or privileges of the sale, rental or lease of any housing accommodations or living quarters of any sort within the Village of Dolgeville

(If additional space is needed, please attach sheets of the same size as this and number each)

or in the furnishing of facilities or services in connection therewith.

Section 6. Publication Indicating Certain Preferences Prohibited.

It shall be unlawful for any person, firm or corporation to publish, circulate, issue or display or cause to be published, circulated, issued or displayed, any communication, notice, advertisement or sign of any kind relating to the sale, rental, or lease of real property within the Village of Dolgeville indicating exclusion of or preference for any person or group of persons based upon color, race, religion, sex, national origin or ancestry.

Section 7. False or Substantially Misleading Statements Prohibited.

It shall be unlawful for any person, firm or corporation to knowingly or intentionally present false or substantially misleading statements to the authorities charged with enforcement of this local law or to sign a complaint for violation of this local law based upon false or substantially misleading information.

Section 8. Inducing Violations. It shall be unlawful for any person, firm or corporation, by threats, intimidation, coercion, extortion or conspiracy to induce or attempt to induce any person owning an interest in real property in the Village of Dolgeville to violate the provisions of this local law.

Section 9. Exceptions.

(a) This local law shall not be construed as barring any religious or denominational institution or organization, or any charitable or educational organization which is operated, supervised or controlled by or in connection with a religious organization, from limiting admission to or giving preference to persons of the same religion or denomination, or from making selections for the purpose of promoting the religious principles for which it is established or maintained.

(b) The provisions of this local law shall not apply to the owner of a dwelling house, apartment building, or multiple housing facility of any sort in which said owner or members of his immediate family resides, who rents or leases five (5) or less housing units in said dwelling house, apartment building or multiple housing facility.

Section 10. Permissible Transactions. Nothing in this local law shall be construed as prohibiting any person, firm or corporation from imposing any and all conditions and requirements relative to any of the transactions hereinabove described, provided such conditions do not concern race, color, religion, sex, national origin or ancestry. Nothing in this local law shall be construed as prohibiting the owner, lessee or sub-lessees of real property or any person, firm or corporation concerned in real estate transactions, from exercising absolute discretion in establishing the terms and conditions of the sale, exchange, lease or rental of real property, provided such terms and conditions do not concern race, color, religion, sex, national origin or ancestry. Nothing in this local law shall be construed as requiring an owner, lessee or sub-lessee of real property to offer said property to the public at large before selling or renting same.

Section 11. Penalties. Any person, firm or corporation violating any of the provisions of this local law shall, upon conviction thereof, be sentenced to pay a fine of not exceeding three hundred dollars (\$300.00) or by imprisonment for not more than ninety (90) days in the County Jail, or by both fine and imprisonment, in the discretion of the Court.

Section 12. Severability. If any section, sentence, clause or phrase of this local law is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses and phrases of this local law as an entirety, it being the legislative intent that this local law shall stand notwithstanding the invalidity of such section, sentence, clause or phrase.

Section 13. Effective Date. This local law shall take effect immediately upon filing with the Secretary of State for the State of New York.