

## It is Illegal To:

- Refuse to sell or rent to someone because of his or her status in a group protected by fair housing law.
- Advertise or state a preference that discriminates against protected individuals or families.
- Impose unreasonable limits when or where children can play.
- Unfairly restrict or charge fees to someone who uses a wheelchair or support animal for his or her disability.
- Fail to enforce rules against discrimination-based harassment among residents in an apartment or multi-family building.
- Threaten or interfere with anyone taking action to protect his or her housing rights or anyone who helps them do so.
- Refuse to make reasonable accommodations or refuse to allow reasonable modifications for a person with a disability.



## If You Feel You are Being Treated Unfairly, Take the Following Steps:

- Contact the Department of City Development, 828 Center Ave. Sheboygan, WI 53081, 920-459-3377.
- Document the problem by writing down what was said during meetings and phone calls with the landlord, property manager, real estate agent, loan officer or insurance agent. Keep detailed records of what happens afterwards.
- Save copies of any documents involving your home, such as receipts, lease agreements, applications forms, business cards, or correspondence between you and your landlord or bank.
- If you are considering filing a complaint, don't delay. A complaint must be filed with HUD, the State of Wisconsin, Department of Workforce, Equal Rights Division, or the City of Sheboygan within a year of the most recent discriminatory act. You also have the right under the Fair Housing Act to file a private lawsuit in Federal District Court within two years of the incident for violations of federal protections.



# Fair Housing Guide



**Department of City Development**  
**828 Center Ave, Suite 208**  
**Sheboygan, WI 53081**



A home is more than a house or an apartment; it is a valuable asset you want to protect. It is where you spend your life, become part of the community, and plant your roots.

Some people are treated differently because of individual factors that should not count, such as race, disability, or religion. Fair Housing Laws help protect your rights to access housing and live where you choose, free from discrimination.

The Federal Fair Housing Act of 1968, its amendments in 1988, and all related federal, state, and local laws are designed to guarantee open housing opportunities for all. As well as protect people from discrimination in housing transactions such as rental, sales, lending, and insurance.

Fair Housing is the right to choose a home free from unlawful discrimination. It means you have the right to select the housing that is best for your needs, with no outside preferences or stereotypes being imposed.



**In Sheboygan it is illegal to discriminate against someone due to their:**

Protected Classes	Federal	State	Local
Race	X	X	X
Color	X	X	X
Religion	X	X	X
Sex	X	X	X
National Origin	X	X	X
Disability/ Handicap	X	X	X
Familial Status	X	X	X
Sexual Orientation		X	X
Marital Status		X	X
Ancestry		X	X
Public Assistance/ Lawful Source of Income/Economic Statue		X	X
Age		X	X
Status of a Victim of Domestic Abuse, sexual abuse, or stalking		X	X
Veteran's Status			X
Disabled Veteran's Status			
Gender Identity			X

*The Fair Housing Act requires all "covered multifamily dwellings" designed and constructed for first occupancy after March 13, 1991, to be readily accessible to and usable by persons with disabilities.*

**HOW TO Recognize Housing Discrimination:**

Housing discrimination today is rarely blatant but it still exists. Listen for the phrases below – they could be warning signs of discrimination:

- “We don’t rent to more than two people for a two-bedroom apartment.”
- “We don’t rent to people who don’t have a job, even if you get disability benefits.”
- “I’m sorry, but I can’t work with your translator.”
- “You can’t build a ramp for access to the building, it will violate building codes.”
- “This is a Christian community. You might not feel comfortable wearing those clothes here.”
- “We just rented the apartment.” But the unit still is available the next day.
- “Your son and daughter can’t share a bedroom.”
- “Children can only live on the first floor, this is an old building and their little feet make lots of noise.”
- “Do you think you can afford this neighborhood?” or “You would not be happy in this neighborhood.”