

## EXEMPTIONS

Nothing in the Fair Housing Ordinance applies to any single-family house sold or rented by an owner provided:

That the private individual owner does not own more than three such single-family homes at any one time; that in the case of the sale of such single-family home the exemption shall apply only with respect to one sale within any twenty-four month period;

That such private individual owner does not own any interest in more than one nor is there reserved on his behalf, under any express or voluntary agreement, title to or any right to a portion of the proceeds from the sale or rental of more than three single-family homes at any one time.

That the sale is made without the use of any sale or rental facilities or the sale of any real estate broker or sales professional.

Nothing in this ordinance shall prohibit a religious organization, association or society from limiting the sale, rental or occupancy of dwellings which it owns or operates for other than a commercial purpose to persons of the same religion unless membership is restricted on account of race, color, gender, handicap, age, familial status or national origin.



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# WALTON COUNTY PRACTICES FAIR HOUSING

## ORDINANCE 90-13



# WALTON COUNTY

## FAIR HOUSING ORDNANCE 90-13

AN ORDINANCE PROVIDING FOR A DECLARATION OF COUNTY POLICY TO PROHIBIT DISCRIMINATION IN HOUSING ON THE BASIS OF RACE, COLOR, ANCESTRY, NATIONAL ORIGIN, RELIGION, SEX, FAMILIAL STATUS, HANDICAP OR AGE; PROVIDING DEFINITIONS; DESIGNATING AS UNLAWFUL CERTAIN DISCRIMINATORY HOUSING PRACTICES IN THE SALE OR RENTAL OF HOUSING, AS WELL AS IN ADVERTISING IN CONNECTION THEREWITH, IN THE FIANCING OF HOUSING, AND IN BROKERAGE SERVICES RELATED TO EXCEPTIONS, PROVIDING FOR THE ADMINISTRATION OF THE THIS ORDINANCE; PRESCRIBING ACTION UPON A DETERMINATION OF PROBABLE CAUSE, AND AUTHORIZING THE PROMULGATION OF FORMS AND REGULATIONS; MAKING PROVISIONS FOR THE FILING OF COMPLAINTS AND RESPONSES THERETO, AND THE PROCESSING THEREOF BY THE ADMINISTRATOR; PROVIDING FOR ADDITION REMEDIES; PROVIDING FOR PROHIBITING UNTRUTHFUL COMPLAINTS OR FALSE TESTIMONY; PROVIDING FOR PENALTIES FOR VIOLATION OF SUCH ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR EFFECTIVE DATE.

THE FAIR HOUSING ORDINANCE IS A POLICY, IN KEEPING WITH THE LAWS OF THE UNITED STATES OF AMERICA AND THE SPIRIT OF THE CONSTITUTION OF THE STATE OF FLORIDA, TO PROMOTE THROUGH FAIR, ORDERLY AND LAWFUL PROCEDURE THE OPPORTUNITY FOR EACH PERSON SO DESIRING TO OBTAIN HOUSING OF SUCH PERSON'S CHOICE IN THIS COUNTY, WITHOUT REGARD TO RACE, COLOR, ANCESTRY, NATIONAL ORIGIN, RELIGION, SEX, FAMILIAL STATUS, HANDICAP OR AGE, AND TO THAT END, TO PROHIBIT DISCRIMINATION IN HOUSING BY ANY PERSON.

### EXAMPLES OF UNLAWFUL HOUSING PRACTICES

Refusal to engage in a real estate transaction with a person or to otherwise make unavailable or deny housing to any person because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.

Discrimination against a person in the terms of conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith.

Refusal to receive or to fail to transmit a bona fide offer to engage in a real estate transaction from a person,

because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.

Refusal to negotiate for a real estate transaction with a person because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.

Representation to a person that housing is not available for inspection, sale, rental or lease when, in fact, it is so available, or to fail to bring a property listing to such person's attention, or the refusal to permit him or her to inspect the housing, because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.

Steering any person away from or to any housing, because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.

Displaying a sign or any other device either purporting to offer for sale, lease, assignment, transfer or other disposition or tending to lead to the belief that a bona fide offer is being made to sell, lease, assign, transfer or other wise dispose of any housing that is not in fact available or offered for sale, lease, assignment, transfer or other disposition, because of race, color, ancestry, national origin, religion, sex, familial status, handicap or age.