

Resource & Contact Information

If you believe you have been discriminated against, a complaint must be filed within one year with either the Equal Rights Division or through circuit court. Follow the directions on the complaint form to submit your complaint for investigation. The Equal Rights Division has the power to investigate complaints, hold formal hearings, award remedies and facilitate settlement between parties.

Phone

Speak with an FHEO intake specialist by calling (800) 669-9777 or (800) 877-8339.

You may also call your regional FHEO office:

Region V- Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin

Chicago Regional Office of FHEO

U.S. Department of Housing and Urban Development

(312) 913-8453

(800) 765-9372

TTY (312) 353-7143

Civil Rights Complaints: Email to ComplaintsOffice05@hud.gov

Fair Housing Discrimination Complaint Form ERD-10240

(English)- <https://dwd.wisconsin.gov/dwd/forms/erd/erd-10240.htm>

(Spanish)- <https://dwd.wisconsin.gov/dwd/forms/erd/pdf/erd-10240-s.pdf>

For more information

U.S. Department of Housing and Urban Development (HUD)

(800) 669-9777 or (800) 927-9275 TTD/TTY www.hud.gov

Fair Housing Center of Northeast Wisconsin

<https://www.fairhousingwisconsin.com>

4650 Spencer St. #2 Appleton, WI 54914

(920) 560-4620

Provides fair housing services from Oshkosh to Green Bay and the surrounding area.

Metropolitan Milwaukee Fair Housing Council

<https://www.fairhousingwisconsin.com>

759 N. Milwaukee Street, St. 500 Milwaukee, WI 53202 (414) 278-1240

Independent Living Centers, Councils, and related organizations

<https://www.ilru.org/projects/cil-net/cil-center-and-association-directory-results/WI>

Wisconsin Coalition for Advocacy (Disability Rights Wisconsin)

<https://disabilityrightswi.org/>

Provides protection and advocacy for people with disabilities throughout Wisconsin, assisting people with Section 504 and Fair Housing Act discrimination complaints.



Founded in 1982, NeighborWorks Green Bay is a resident-led 501(c)(3) nonprofit corporation and a Community Housing Development Organization (CHDO). We are a proud member of the National NeighborWorks Network.

Our Vision

Be a sustainable, recognized leader in community development, housing revitalization, and innovative homeownership solutions.

Our Mission

We solve housing challenges and build stronger communities

Contact Us:

437 S. Jackson St.

Green Bay, WI 54301

920-448-3075

info@nwggreenbay.org



Maria Ziegler (2019)/Unsplash.com



The REALTORS® Association of Northeast Wisconsin (RANW) is a trade association providing services to the real estate community in northeast Wisconsin, with membership of over 2500 professionals.

Our local Association is part of the greater real estate community, affiliated with the Wisconsin REALTORS® Association and the National Association of REALTORS®.

Contact Us:

W6124 Aerotech Dr

Appleton, WI 54914

920-739-9108

info@ranw.org

FAIR HOUSING FOR ALL.



Housing Discrimination is Illegal

The federal Fair Housing Act prohibits discrimination in housing related transactions because of race, color, religion, national origin, sex, disability or familial status. Many state and local laws also prohibit housing discrimination based on several additional protected classes.



Rajiv Perera (2021)/Unsplash.com

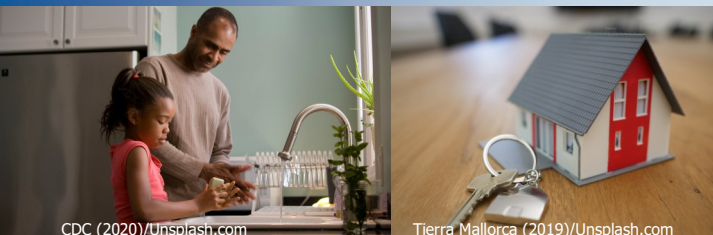
The Fair Housing Act applies to a wide variety of housing transactions, including rentals, sales, home mortgages, appraisals and homeowners insurance. Landlords, real estate agents, lenders, insurance companies and condominium, cooperative and home-owners associations must not discriminate because of one's membership in a protected class.

You are discriminated against if you are a victim of:

- **False Denials of Availability**-Telling you a property is unavailable when it actually is available for rent or purchase.
- **Advertising Discrimination**-Ads or commercials that show a preference for or against any renter or buyer based on any protected class status.
- **Financing Discrimination, Unfair Lending, or Redlining**-Lenders changing the interest rates or terms of a loan, or denying you access to a particular neighborhood, because of your protected class status.
- **Blockbusting**-Inducing panic sales because someone of another race, color or religion is moving into the neighborhood.
- **Steering**-Directing you toward or away from a particular neighborhood because of protected class status.
- **Rental Discrimination**-Terms of rental must apply to all.



National Association of REALTORS®



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Federal and State Fair Housing Laws

The federal Fair Housing Act and the Wisconsin Open Housing Law make it illegal to discriminate in housing based on the following **protected classes**:

Protected Classes	Description	Also covered in federal law
Race	Generally, a member of a group united or classified together based on a common history, nationality or geography.	Yes
Color	The color of a person's skin.	Yes
Family Status	A household with minor children. A person who is pregnant or seeking custody of a child, or is planning adoption or guardianship is included.	Yes
Disability	Having a physical or mental impairment that substantially limits one or more major life activities, or having a record of, or being perceived as having a disability. Service animals and Emotional Support animals also have special protection under the law.	Yes
Sex	Sex, gender identity, or failure to conform to sex- or gender-based stereotypes.	Yes
National Origin	Generally, a member of a nation by birth or naturalization or having common origins or traditions.	Yes
Religion	Sincerely held religious, moral or ethical beliefs and practices.	Yes
Marital Status	The status of being married, widowed, single, divorced, or separated.	
Ancestry	The country, nation or tribe of the identifiable group from which a person descends.	
Lawful Source of Income	The lawful source of a person's income, including wages, a voucher having monetary value, social security, public assistance or other related payments.	
Sexual Orientation	Having a preference for heterosexuality, homosexuality, or bisexuality or having a history of being so identified.	
Age	Being at least 18 years of age.	
Status as a Victim of Domestic Abuse, Sexual Assault or Stalking		

The statute of limitations for filing a complaint is **one year** from the date the action was taken or the individual was made aware the action was taken.

Local Ordinances

City and county fair housing ordinances may include additional protected classes. For instance, the cities of Green Bay, Madison, Milwaukee and Appleton, as well as Milwaukee and Dane Counties, have additional protected classes not included in state and federal fair housing laws.

CITY OF APPLETON, DE PERE AND OSHKOSH PROTECTED CLASS

Gender Identity or Expression - Gender-related self-identity, appearance, expression, or behavior of an individual, regardless of the individual's assigned sex at birth.

CITY OF GREEN BAY PROTECTED CLASSES

Gender Identity – A person's internal sense of their own gender, which may be the same as or different from their assigned sex at birth.

Gender Expression - A person's external manifestations of gender, which may be expressed through name, pronouns, clothing, haircut, behavior, voice, body characteristics, or other means.

Gender Nonconformity - Individuals who do not conform to traditional expectations of their assigned sex at birth and/or whose gender expression does not fit neatly into a conventional gender category.

Transgender Status - Individuals whose gender identity and/or expression is different from cultural expectations based on the sex they were assigned at birth.

Past or Present Military Service - Current or past service in a branch of the military.

In other words, it is illegal to:

- Refuse to sell, rent, finance or contract to construct housing for a qualified buyer or renter;
- Charge a higher price for the sale, lease, financing or rental of housing
- Set term and conditions of home loans in such a way as to discriminate
- Refuse to consider all applicants' incomes when seeking to buy or rent
- Use discriminatory notices or advertisements indicating a preference or limitation
- Refuse to insure or provide different terms or conditions of housing insurance
- Deny privileges, services or facilities associated with housing
- Impede access to a listing service or other real estate services
- Attempt to steer a person into or away from neighborhoods or apartment complexes due to being a member of a protected class
- Commit acts of prejudice, violence, harassment, intimidation, or abuse directed against families or individuals or their residential property
- Retaliate against someone for exercising or enjoying a right under the law

Exceptions

- Renters may be denied a lease based on family size if local building codes limit the number of occupants for a dwelling.
- Housing may be restricted to persons over a certain age if certain conditions are met.
- Housing may be denied to a person who poses a threat to the safety of others or whose tenancy would result in substantial damage to the property.

Obligations of Housing Providers

Housing providers cannot refuse to make reasonable accommodations in rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling.

Persons with Disabilities are entitled to reasonable accommodations in rules, policies or services associated with their housing and, with their landlord's approval, may make necessary modifications to their rental properties at their own expense. A renter has a responsibility to restore the rental housing to its original condition at the end of their lease.

Service animals and Emotional Support animals also have special protection under the law. It is illegal to discriminate against or deny an individual with a disability housing because of their service or emotional support animal. A service animal is an animal specially trained to perform tasks for the individual, while an emotional support animal is an animal certified by a medical provider as needed for the emotional support of a person with a disability.

An assistance animal is not a pet.

The Fair Housing Act requires a housing provider to allow a reasonable accommodation involving an assistance animal in situations that meet all the following conditions:

- A request was made to the housing provider by or for a person with a disability, and
- The request was supported by reliable disability-related information, if the disability and the disability-related need for the animal were not apparent and the housing provider requested such information, and
- The housing provider has not demonstrated that:
 - > Granting the request would impose an undue financial or administrative burden on the housing provider, or
 - > The request would fundamentally alter the essential nature of the housing provider's operations, or
 - > The specific assistance animal in question would pose a direct threat to the health or safety of others despite any other reasonable accommodations that could eliminate or reduce the threat, or
 - > The request would result in significant physical damage to the property of others despite any other reasonable accommodations that could eliminate or reduce the physical damage

Examples

A reasonable accommodation request for an assistance animal may include, for example:

- A request to live with an assistance animal at a property where a housing provider has a no-pets policy or
- A request to waive a pet deposit, fee, or other rule as to an assistance animal.