

# FAIR HOUSING



**Housing discrimination may take many different forms. According to the Frederick City Ordinance, it is unlawful to use reasons of race, color, religion, sex, national origin, disability, marital status, or source of income to:**

- § Refuse to sell or rent or to otherwise make unavailable or deny housing to any individual.
- § Refuse to sell or rent after making an offer.
- § Discriminate in the terms, conditions, or privileges of sales or rental housing.
- § Make, print or publish, or cause to be made, printed, or published any notice, statement, or advertisement with respect to the sale or rental of a house that indicates any preference, limitation or discrimination.
- § Refuse to make reasonable accommodations in rules, policies, practices, or services when the accommodations may be necessary to afford a disabled individual equal opportunity in use.
- § Refuse to appraise to lend money or accept residential real estate as a security, accept a deed of trust or mortgage, provide title or other insurances related to ownership or use of any interest in real property.
- § Impose different conditions on financing.
- § Discriminate in any financial transaction involving housing because of location or neighborhood composition.
- § Deny any person access to or membership/participation in any multiple-listing service or any other service.
- § Coerce, intimidate, threaten, interfere with or retaliate against any person in their exercise or employment of any right permitted or protected by the Housing Discrimination Ordinance.

The City of Frederick's Housing Discrimination Ordinance was amended on May 16, 2002.

In many respects, Frederick's Ordinance mirrors state and federal laws. One significant addition is that under Frederick's Ordinance it is now also unlawful to discriminate in housing because of source of income.

## Sources of Information for Fair Housing

**The Fair Housing Commission**  
The City of Frederick  
[www.cityoffrederick.com](http://www.cityoffrederick.com)  
301-228-2842

**Human Relations Commission**  
Frederick County  
[www.co.frederick.md.us/menu/govt-m1.htm](http://www.co.frederick.md.us/menu/govt-m1.htm)  
301-694-1109

**Maryland Commission on Human Relations**  
<http://www.mchr.state.md.us/>  
1-800-637-6247

**U. S. Department of Housing and Urban Development**  
<http://www.hud.gov/>  
1-800-669-9777



If you feel you have been discriminated against in the renting or purchasing of a home in The City of Frederick, contact The Department of Community Development at 301-228-2842.

You will be asked to come in person to fill out a complaint form for further investigation of alleged discrimination.

Should there be finding, the case will be brought before the Fair Housing Commission.

At anytime during this investigation period, it is encouraged for both parties to seek mediation and resolution.

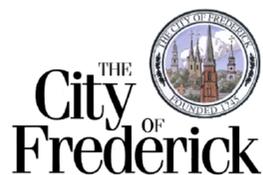
Decisions made by The Fair Housing Commission are legal and binding.



## FAIR HOUSING COMMISSION MEMBERS

KAY GANT - CHAIR | VIRGINIA SPENCER | NELSON ZAHLER | FREDDY RUBIO

FOR MORE INFORMATION CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT AT 301-228-2842 OR ON-LINE AT [WWW.CITYOFFREDERICK.COM](http://WWW.CITYOFFREDERICK.COM)



THE CITY OF FREDERICK

## Department of Community Development

Fair Housing Commission

HUD  
U.S. Department of Housing  
and Urban Development  
DHCD  
Maryland Department of Housing  
and Community Development