



## HOW DO I REPORT A CLAIM?

You may file a claim with the City, State, or Federal government. Below is the contact information:

### CITY OF БЕЛОIT

Equal Opportunity & Human Relations Commission (EOHRC)

Address: Teri Downing  
100 State Street  
Beloit, WI 53511

Phone: (608) 364-8753

### STATE OF WISCONSIN

Dept. of Workforce Development (DWD):  
Equal Rights Division

Phone: (608) 266-6860  
TTY: (608) 264-8752

### FEDERAL

Dept. of Housing & Urban Development (HUD)

Phone: (414) 227-4384  
TTY: (414) 227-4081

**CITY OF БЕЛОIT, STATE OF WISCONSIN AND FEDERAL FAIR HOUSING LAWS GIVE YOU THE RIGHT TO RENT, PURCHASE AND FINANCE HOUSING WITHOUT DISCRIMINATION BASED UPON YOUR...**

- Race
- Religion
- Color
- Gender
- National Origin
- Disability
- Lawful Source of Income
- Status as a victim of domestic/sexual abuse or stalking
- Familial Status
- Sexual Orientation
- Marital status
- Ancestry
- Age

Equal Opportunities & Human Relations Commission (EOHRC)  
100 State Street  
Beloit, WI 53511

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# Fair Housing

Equality is your right



Equal Opportunities & Human Relations Commission (EOHRC)  
(608) 364-8753



# Fair Housing

Equality is your right

You have the right to fair housing regardless of your race, religion, color, gender, national origin, disability, familial status, sexual orientation, marital status, ancestry, lawful source of income, age, or status as a victim of domestic/sexual abuse or stalking. These are protected classes.



## WHAT IS FAIR HOUSING?

Fair Housing means equal opportunity housing. It is illegal to discriminate based upon membership in a protected class during the sale, rental, or financing of housing. Examples of illegal discrimination may include:

- Refusing to rent or sell a home
- Denying that housing is available
- Setting different terms, condition or privileges for sale or rental of a dwelling
- Any other kind of harassment or discrimination based upon your protected class

Fair housing laws protect you from discrimination by lenders (home loans), landlords, real estate agents/agencies, rental managers/condo associations, and other people or agencies that can limit your housing options; however, these laws do not require a landlord to rent to people in protected classes if there is a *legitimate* reason to deny their application. This may include poor reference, poor credit, a record of eviction, or inadequate income.

## WHAT HOUSING IS COVERED?

In the City of Beloit, all housing is covered under fair housing laws, except if you are renting a room in an owner-occupied building. Housing which meets the HUD definitions for elderly persons or persons with disabilities is also excepted. There are different exceptions for Wisconsin and Federal Fair Housing laws.

### Rules of Thumb to Avoid a Fair Housing Complaint

*(for landlords or real estate professionals)*

- 👍 Create a set of procedures and follow them consistently regardless of the client.
- 👍 Advertise the features of the housing, not to whom you want to rent or sell the housing.
- 👍 Document the services you provide and the reasoning behind any decisions that you make.

## WHAT HAPPENS IF YOU FILE A COMPLAINT?

After filing a complaint with the City of Beloit, the following steps will be taken:

- **Investigation:** The City hands the complaint off to a third-party investigator
- **Determination:** The investigator determines whether there is a cause to believe there was a violation of the fair housing laws
- **Conciliation:** A facilitator helps both parties reach an agreement to remedy the complaint
- **Mediation:** If conciliation is unsuccessful, a professional mediator meets with each party and decides a remedy to the complaint.
- **Hearing:** The Equal Opportunities and Human Relations Commission (EOHRC) will hear cases that are appealed or not resolved
- **Appeal:** Either party may appeal the EOHRC decision with the Circuit Court