

1 State of Arkansas
2 80th General Assembly
3 Regular Session, 1995
4 By: Senator Lewellen
5 *By: Representative J. Wilson*

A Bill

SENATE BILL 825

For An Act To Be Entitled

"THE ARKANSAS FAIR HOUSING ACT."

Subtitle

"THE ARKANSAS FAIR HOUSING ACT."

14 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

16 SECTION 1. Arkansas Code Title 16, Chapter 123 is amended to add the
17 following new subchapter:

18 "SUBCHAPTER 2. - FAIR HOUSING.

20 *16-123-201. (a) This subchapter shall be known and may be cited as the*
21 *'Arkansas Fair Housing Act'.*

22 *(b) As used in this subchapter:*

23 (1) Housing accommodation includes improved or unimproved real
24 property, or a part thereof, which is used or occupied, or is intended,
25 arranged, or designed to be used or occupied, as the home or residence of one
26 or more persons.

27 (2) Real estate broker or salesman means a person, whether licensed
28 or not, who, for or with the expectation of receiving a consideration, lists,
29 sells, purchases, exchanges, rents, or leases real property; who negotiates
30 or attempts to negotiate any of those activities; who holds himself out as
31 engaged in those activities; who negotiates or attempts to negotiate a loan
32 secured or to be secured by a mortgage or other encumbrance upon real
33 property; who is engaged in the business of listing real property in a
34 publication; or a person employed by or acting on behalf of a real estate
35 broker or salesman.

1 (3) Real estate transaction means the sale, exchange, rental, or
2 lease of real property, or an interest therein.

3 (4) Real property includes a building, structure, mobile home, real
4 estate, land, mobile home park, trailer park, tenement, leasehold, or an
5 interest in a real estate cooperative or condominium.

6
7 16-123-202. The opportunity to obtain housing and other real estate
8 without discrimination because of religion, race, color, national origin,
9 sex, disability, or familial status as prohibited by this chapter, is
10 recognized and declared to be a civil right.

11

12 16-123-203. (a) A person engaging in a real estate transaction, or a
13 real estate broker or salesman, shall not on the basis of religion, race,
14 color, national origin, sex, disability, or familial status of a person or a
15 person residing with that person:

16 (1) Refuse to engage in a real estate transaction with a person.

17 (2) Discriminate against a person in the terms, conditions, or
18 privileges of a real estate transaction or in the furnishing of facilities or
19 services in connection therewith.

20 (3) Refuse to receive from a person or transmit to a person a
21 bona fide offer to engage in a real estate transaction.

22 (4) Refuse to negotiate for a real estate transaction with a
23 person.

24 (5) Represent to a person that real property is not available
25 for inspection, sale rental, or lease when in fact it is so available, or
26 knowingly fail to bring a property listing to a person's attention, or refuse
27 to permit a person to inspect real property.

28 (6) *Make, print, or publish or cause to be made, printed or*
29 *published, any notice, statement, or advertisement with respect to the sale*
30 *or rental of a dwelling that indicates any preference, limitation or*
31 *discrimination based on race, color, religion, sex, handicap, familial*
32 *status, or national origin or an intention to make any such preference,*
33 *limitation or discrimination.*

34 (7) Offer, solicit, accept, use, or retain a listing of real
35 property with the understanding that a person may be discriminated against in

1 a real estate transaction or in the furnishing of facilities or services in
2 connection therewith.

3 (b) This section shall not apply to:

4 (1) the rental of a housing accommodation in a building which
5 contains housing accommodations for not more than two families living
6 independently of each other if the owner or a member of the owner_s
7 immediately family resides in one of the housing accommodations, or to the
8 rental of a room or rooms in a single family dwelling by a person if the
9 lessor or a member of the lessor_s immediate family resides therein.

10 (2) the rental of housing accommodation for not more than twelve
11 months by the owner or lessor where it was occupied by him and maintained as
12 his home for at least three months immediately preceding occupancy by the
13 tenant and is temporarily vacated while maintaining legal residence.

14

15 16-123-204. (a) A person to whom application is made for financial
16 assistance or financing in connection with a real estate transaction or in
17 connection with the construction, rehabilitation, repair, maintenance, or
18 improvement of real property, or a representative of that person, shall not:

19 (1) Discriminate against the applicant because of the religion,
20 race, color, national origin, sex, disability, or familial status of the
21 applicant or a person residing with the applicant.

22 (2) Use a form of application for financial assistance of
23 financing to make or keep a record or inquiry in connection with an
24 application for financial assistance or financing which indicates, directly,
25 or indirectly, a preference, limitation, specification, or discrimination as
26 to the religion, race, color, national origin, sex, disability, or familial
27 status of the applicant or a person residing with the applicant.

28 (2) Subsection (a)(2) shall not apply to a form of application
29 for financial assistance prescribed for the use of a lender regulated as a
30 mortgagee under the National Housing Act, as amended, being 12 U.S.C.
31 sections 1701 to 1750g (Supp. 1973) or by a regulatory board or officer
32 acting under the statutory authority of this state or the United States.

33

34 16-123-205. (a) A condition, restriction, or prohibition, including a
35 right of entry or possibility of reverter, which directly or indirectly

1 limits the use or occupancy of real property on the basis of religion, race,
2 color, national origin, sex, disability, or familial status is void, except
3 *this section shall not prohibit a religious organization, association, or*
4 *society, or any nonprofit institution or organization operated, supervised or*
5 *controlled by or in conjunction with a religious organization, association,*
6 *or society, from limiting the sale, rental or occupancy of dwellings which it*
7 *owns or operates for other than a commercial purpose to persons of the same*
8 *religion or from giving preference to such persons, unless membership in such*
9 *religion is restricted because of race, color, sex, disability, familial*
10 *status or national origin.*

11 (b) A person shall not insert in a written instrument relating to real
12 property a provision that is void under this section or honor such a
13 provision in the chain of title.

14 (c) A person shall not threaten, intimidate, or interfere with persons
15 in the enjoyment of their dwelling because of the race, color, national
16 origin, sex, or familial status of such persons, or of visitors or associates
17 of such persons.

18 (d) A person shall not discharge, threaten, coerce, intimidate, or
19 take any other adverse action against an employee, broker, agent or other
20 person because he or she refused to take part in a discriminatory housing
21 practice or because he or she has aided or encouraged any other person in the
22 exercise or enjoyment of any right granted under the provisions of this
23 subchapter.

24

25 16-123-206. A person shall not represent, for the purpose of inducing
26 a real estate transaction from which the person may benefit financially, that
27 a change has occurred or will or may occur in the composition with respect to
28 religion, race, color, national origin, sex, disability, or familial status
29 of the owners or occupants in the block, neighborhood, or area in which the
30 real property is located represents that this change will or may result in
31 the lowering of property values, an increase in criminal or antisocial
32 behavior, or decline in the quality of schools in the block, neighborhood, or
33 area in which in the real property is located.

34

35 16-123-207. Two or more persons shall not conspire to, or a person

1 shall not:

2 (1) Retaliate or discriminate against a person because the person has
3 opposed a violation of this subchapter, or because the person has made a
4 charge, filed a complaint, testified, assisted, or participated in an
5 investigation, proceeding, or hearing under this subchapter.

6 (2) Attempt directly or indirectly to commit an act prohibited by this
7 subchapter.

8 (3) Willfully interfere, obstruct or prevent a person from complying
9 with this subchapter or an order issued or rule promulgated under the
10 sections.

11 (4) *Discharge, threaten, coerce, intimidate, or take any other adverse*
12 *action against an employee, broker, agent or other person because he or she*
13 *refused to take part in a discriminatory housing practice or because he or*
14 *she has aided or encouraged any other person in the exercise or enjoyment of*
15 *any right granted under the provisions of this subchapter.*

16

17 16-123-208. A person shall not violate the terms of an order to an
18 adjustment order made under this subchapter.

19

20 16-123-209. (a) A person alleging a violation of this subchapter may
21 bring civil action for appropriate injunctive relief or damages or both.

22 (b) An action commenced pursuant to subsection (a) may be brought in
23 the circuit court for the county where the alleged violation occurred, or for
24 the county where the person against whom the civil complaint is filed resides
25 or has his principal place of business.

26 (c) As used in subsection (a), damages means damages for injury or
27 loss caused by each violation of this subchapter, including reasonable
28 attorney_s fees.

29 (d) *In a civil action under this subchapter the court in its*
30 *discretion may allow the prevailing party a reasonable attorney's fees and*
31 *costs.*

32

33 16-123-210. A court, rendering a judgment in an action brought
34 pursuant to this subchapter, may award all or a portion of the costs of
35 litigation, including reasonable attorney fees and witness fees, to the

1 complainant in the action if the court determines that the award is
2 appropriate."

3

4 SECTION 2. All provisions of this act of a general and permanent
5 nature are amendatory to the Arkansas Code of 1987 Annotated and the Arkansas
6 Code Revision Commission shall incorporate the same in the Code.

7

8 SECTION 3. If any provision of this act or the application thereof to
9 any person or circumstance is held invalid, such invalidity shall not affect
10 other provisions or applications of the act which can be given effect without
11 the invalid provision or application, and to this end the provisions of this
12 act are declared to be severable.

13

14 SECTION 4. All laws and parts of laws in conflict with this act are
15 hereby repealed.

16

17

/s/Lewellen

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8