

CHAPTER 15

HOUSING AND FAIR HOUSING CODE

(Amd. Ord. #1246)

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SUBCHAPTER I: HOUSING CODE

15.01 TITLE. This subchapter shall be known and may be cited and referred to as the Housing Code of the City of New London.

15.02 PURPOSE. The purpose of this article is to protect the public health, safety and welfare in all buildings and on the premises as provided by:

- (1) Establishing minimum standards for basic equipment and facilities for light, ventilation, space heating and sanitation; for safety from fire; for space, use and location; for safe and sanitary maintenance; and for cooking equipment in all structures in existence on the effective date of the ordinance from which this article is derived.
- (2) Fixing the responsibilities of owners, operators and occupants of all structures.
- (3) Providing for administration, enforcement and penalties.

15.03 APPLICATION.

- (1) **In regard to time of construction, alteration or repair.** Every portion of a building or premises shall comply with the provisions of this article, irrespective of when such building shall have been constructed, altered or repaired, except as provided in this article.
- (2) **Application of building code.** Any alterations to buildings or changes of use therein, which may be caused directly or indirectly by the enforcement of this article shall be done in accordance with applicable sections of the New London Municipal Code.
- (3) **Application of zoning law.** Nothing in this article shall permit the establishment, conversion or use of any premises in conflict with the zoning ordinance of the city.
- (4) **Conflict with other ordinances.** Except as provided in subsection (4) of this section, in any case where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code of the city existing on the effective date of the ordinance from which this article is derived, the provision which establishes the higher standard for the promotion and protection of the safety and health of the people shall prevail. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city existing on the effective date of the ordinance from which this article is derived which establishes a lower standard for the promotion and protection of the safety and health of the people, the provisions of this article shall prevail.

- (5) **Existing buildings.** This article establishes minimum requirements for the initial and continued occupancy of all buildings and structures and does not replace or modify requirements otherwise established for the construction, repair, alteration or use of buildings, equipment or facilities except as provided in this article.
- (6) **Existing remedies.** Nothing in this article shall be deemed to abolish or impair existing remedies of the City or its buildings, which are deemed to be dangerous, unsafe or unsanitary.

15.04 DEFINITIONS. The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Approved – means approved by the Building Inspector who has been appointed to enforce the provisions of this chapter and all applicable ordinances of the City.

Basement – that portion of a dwelling below the first floor or ground floor with its entire floor below grade.

Bath - means a bathtub or shower stall, properly connected with hot and cold water.

Bedroom - means a habitable room within a dwelling unit which is used or intended to be used, primarily for the purpose of sleeping, with a door to ensure privacy, but shall not include any kitchen or dining room.

Board of Zoning Appeals – As created by sec. 17.13 of this code.

Building Code - the building code officially adopted by the City Council or such other code as may be officially designated by the City Council for the regulation of construction, alteration, addition, repair, removal, demolition, use, location, occupancy and maintenance of buildings and structures.

Combustible Refuse - garbage, paper products, garden wastes, tree trimmings not in excess of two inches in diameter and four feet in length, food containers (metal and glass) organic byproducts, and other similar burnable wastes.

Common Area – that portion of a building used or shared by, or intended to be used or shared by, the occupants of two or more rooming units. (Basements, laundry rooms, etc.)

Debris - any junk, wood, bricks, cement, concrete blocks, or machinery or parts thereof, refrigerators, furnaces, washing machines, stoves and other appliances or any other unsightly accumulation of items or materials, such as may tend to depreciate property values in the area, create a blighted condition or create a nuisance or hazard.

Dining Room - a habitable room used or intended to be used for the purpose of eating, but not for cooking or the preparation of meals.

Dwelling - any building or structure which is wholly or partly used or intended to be used for living or sleeping by human occupants.

Dwelling Unit - a single unit, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Exterior Property Areas - the open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination - The control or elimination of insects, rodents or other pests by eliminating their harborage places by removing or making inaccessible materials that may serve as their food by poisoning, spraying, fumigating or trapping, by blocking their access to a dwelling, or by any other recognized and legal pest elimination methods approved by the Health Officer.

FIRST STORY - That story of a dwelling at or next above the average grade of adjoining ground.

GARBAGE - The animal and/or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

Gross Floor Area - means the total area of all habitable space in a building or structure.

Habitable Room - a room or enclosed floor space arranged for living, eating, and sleeping purposes (not including bathrooms, water closet compartment, laundries, pantries, foyers, hallways and similar spaces).

Housing Inspector - means the Building Inspector or designee authorized to perform housing inspections as required by this code

Infestation - The presence, within or around a dwelling, or in or near waste disposal containers, of any insects, rodents or other pests.

Kitchen - a habitable room used or intended to be used for cooking or the preparation of meals.

Light Housekeeping - The use of a room or rooms for combined living, sleeping and dining purposes by individuals or groups of persons having part of a dwelling such as stairs or halls in common, but living independently of each other and doing their cooking upon the premises, whether in the same or in other units, as distinguished from a dwelling unit or apartment having normal kitchen and toilet facilities.

Light Housekeeping Unit - The room or rooms occupied for light housekeeping purposes by one individual or group of persons living independently of other such individuals or groups.

Living Room - a habitable room within a dwelling unit, which is used or intended to be used, primarily for general living purposes.

Non-dwelling Structure - a garage, shed or other similar storage or convenience building attached to or detached from a dwelling and used primarily for recreation and/or the storage of vehicles, lawn and garden appliances, and other household tools or equipment. A non-dwelling structure shall not be used for living or sleeping by human occupants.

Nuisance - an unreasonable activity or use of property that interferes substantially with the comfortable enjoyment of the life, health or safety of another or others.

Occupant - any person over one year of age (including the owner or operator) living and sleeping in a dwelling unit or having actual possession of such dwelling or rooming unit.

Openable Area - that part of a window or door which is available for unobstructed ventilation and which opens directly to the outdoors.

OPERATOR - Any legally responsible person who has charge, care or control of a building or part thereof in which dwelling units are leased or let.

Owner - Any legally responsible person who, alone or jointly or severally with others:

- (a) Has legal title to any dwelling with or without actual possession thereof; or
- (b) Has charge, care or control of any dwelling as owner or agent of the owner, or as person representative, trustee or guardian of the estate of the owner. Any such person thus representing the owner shall be bound to comply with the provisions of this subchapter to the same extent as if he were the owner.

Plumbing or Plumbing Fixture – is defined as:

- (1) All piping, fixtures, appliances, equipment, devices and appurtenances in connection with the water supply, water distribution and drainage systems, including hot water storage tanks, water softeners and water heaters connected with such water and drainage systems, drains or waste piping.
- (2) The construction, connection or installation of any drain or waste piping system from the outside or proposed outside foundation walls of any building to the mains or other sewerage system terminal within bounds of, or beneath an area subject to easement for highway purposes, including private sewerage systems, and the alteration of any such systems, drains or waste piping.
- (3) The water service piping from the outside or proposed outside foundation or beneath an area subject to easement for highway purposes and its connections.
- (4) The water pressure system other than municipal systems as provided in W.S.A., ch. 144.
- (5) Plumbing and drainage system so designed and vent piping so installed as to keep the air within the system in free circulation and movement; to prevent with a margin of safety unequal air pressures of such force as might blow, siphon or affect trap seals, or retard the discharge from plumbing fixtures, or permit sewer air to escape into the building; to prohibit cross connection, contamination or pollution of the potable water supply and distribution systems; and to provide an adequate supply of water to properly serve, cleanse and operate all fixtures, equipment, appurtenances and appliances served by the plumbing system.

Premises - a platted lot or part thereof or unplatted lot or parcel of land or plot of land, either occupied or unoccupied by any dwelling or non-dwelling structure.

Repair - the act or process of restoring to original soundness including, but not limited to, redecorating, refinishing, nonstructural repairs, maintenance, repairs or replacement of existing fixtures, systems or equipment.

Roomer - means an occupant of a rooming house who is not a member of the family of the operator of that rooming house, and shall also mean an occupant of a dwelling unit who is not a member of the family occupying the dwelling unit.

Rooming Unit - any room or group of rooms forming a single habitable unit in a rooming house used or intended to be used for living and sleeping, but not for cooking or eating of meals.

Rooming House - any dwelling, or that part of any dwelling, containing one or more rooming units, in which the owner or operator to three or more roomers lets space and the owner or operator supplies all furnishings.

Rubbish - combustible and noncombustible waste materials, except garbage, and the term shall include the residue from the burning of wood, coal, coke, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimming, tin cans, metals, mineral matter, glass, crockery and dust and other similar material.

Structure - an assembly of materials forming a construction for occupancy or use, including among others, buildings, stadiums, tents, reviewing stands, platforms, stagings, observation towers, radio towers, television antennas, satellite dishes, water tanks, trestles, piers, wharves, open sheds, coal bins, shelters, fences and display signs, decks, pools and recreational equipment.

Supplied - installed, furnished or provided by the owner or operator.

Uninhabitable dwelling – [Cr. Ord. #1316] A dwelling or dwelling unit which meets any of the criteria listed in Section 15.12(1) (A) through (H).

Ventilation - the process of supplying and removing air by natural or mechanical means to or from any space.

(1) Mechanical. Ventilation by power-driven devices.

(2) Natural. Ventilation by opening to outer air through windows, skylights, doors, louvers or stacks.

Workmanlike state of maintenance and repair - means that such maintenance and repair shall be made in a reasonably skillful manner.

Yard means an open unoccupied space on the same lot with a building extending along the entire length of a street, or rear or interior lot line.

Terms defined in building code. Where terms are not defined in this section and are defined in the building code, they shall have the same meanings ascribed to them as in the building code.

Terms included. Whenever the words "multifamily dwelling," "rooming house," "rooming unit," or "premises" are used in this article, they shall be construed as though they were followed by the words "or any part thereof."

Terms not defined. Where terms are not defined under the provisions of this article or under the provisions of the building code, they shall have ascribed to them their ordinarily accepted meanings or such as the context in this article may imply.

15.05 COMPLIANCE WITH REQUIREMENTS. No person shall occupy or let to another for occupancy any dwelling for the purpose of living, sleeping, cooking or eating therein which does not comply with the requirements of this subchapter.

15.06 REQUIREMENTS FOR EXTERIOR MAINTENANCE OF PROPERTY

The provisions of this section shall govern the minimum conditions of property, buildings and structure. Every building or structure occupied by, used by humans or intended to be used by humans, and all accessory structures and the premises on which it stands, shall comply with the conditions prescribed in this section wherever applicable.

(1) Exterior property area. No person, shall use, occupy, own, or permit use of any structure or premises that does not comply with the following requirements. Any such violation is considered a nuisance. The Building Inspector / Housing Inspector shall cause inspections to be made of all premises, as necessary, to secure compliance with this section, and may cause the abatement of the nuisance under the provisions of this chapter or chapter 10 of this Code.

(A) General. No person shall use or maintain building exteriors or surrounding premises in a manner that limits the use or enjoyment of neighboring property or which causes or tends to cause diminution of the value of the property of others in the neighborhood in which such premises is located by reason of:

1. Exterior storage of scrap lumber, junk, trash, or other debris, including, without limitation of enumeration, discarded objects or equipment such as motor vehicles, furniture, appliances, farm or manufacturing equipment, building materials, or litter.
2. Exterior patchwork, repair, or reconstruction that results in a multi-textured or multi-colored effect or appearance not consonant with the decor, architectural design, or aesthetics of the rest of such building.

(B) Sanitation. (Amd. Ord. #1257) All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish, garbage or debris. It shall be the responsibility of the owner to provide garbage pickup for all rental properties.

(C) Grading and drainage of premises. All premises shall be so graded and maintained that no stagnant water will accumulate or stand on the premises or within any building or structure located on the premises.

15.06 REQUIREMENTS FOR EXTERIOR MAINTENANCE OF PROPERTY

(D) Insect and rodent harborage. Every owner of a structure or property shall be responsible for the extermination of insects, rodents, vermin or other pests in all exterior areas of premises, except that the occupant shall be responsible for such extermination in the exterior areas of the premises of a single-family dwelling. Whenever infestation is caused by failure of the responsible person to maintain a dwelling in a rat proof and insect proof condition, extermination shall be the responsibility of the owner.

(E) Accessory structures. All accessory structures, including detached garages, shall be maintained structurally sound and in good repair.

(2) Exterior structure. No person shall occupy or use as owner-occupant or let to another for occupancy any structure or portion thereof which does not comply with the requirements in this section.

(A) Foundation, walls and roof. Every foundation, exterior wall and roof shall be weather tight, watertight, rodent proof and insect proof, and shall be kept in a reasonably good state of maintenance and repair.

(B) Foundations. The foundation elements shall adequately support the building at all points.

(C) Exterior walls. Every exterior wall shall be free of holes, breaks, loose sidings or rotting boards or timbers, and any other conditions, which might admit rain or dampness to the interior portions of the walls or to the occupied spaces of the building. All exterior surface material must be covered by paint or approved protected covering applied in accordance with acceptable standards, and all siding material must be kept in repair.

(D) Roofs. The roof shall be structurally sound, tight and have no defects, which might admit rain. Roof drainage shall be adequate to prevent rainwater from causing dampness in the walls or interior portion of the building. Existing gutters and downspouts shall be maintained in good repair, and direct water away from all foundations. All dwellings nearer than three feet to property line shall have gutters and downspouts installed on the entire affected side.

(E) Stairs, porches and railings. Stairs and other exit facilities shall be adequate for safety as provided in this chapter.

15.06 REQUIREMENTS FOR EXTERIOR MAINTENANCE OF PROPERTY

(F) Guardrails/handrails. Every flight of stairs which is more than three risers high shall have rails which shall be located as required by this chapter and every porch which is more than 24 inches above grade shall have guardrails so located and of such design as required by this chapter. Every rail and balustrade shall be firmly fastened and shall be maintained in good condition.

(G) Windows, doors and hatchways. Every window, exterior door and basement hatchway shall be reasonably weather tight, rodent proof and provided with an approved locking device, and shall be kept in good working condition and in a good state of maintenance and repair.

(H) Windows to be glazed. Every window sash shall be fully supplied with glass windowpanes or an approved substitute, which are without open cracks and holes. Windowpanes and doors, which require glazing, shall not be boarded up except as a result of weather conditions or replacement and then only on a temporary basis, not to exceed three weeks.

(I) Windows to be openable. Every window, other than a fixed window, shall be capable of being easily opened and shall be held in position by window hardware.

(J) Screening. Screens shall be supplied for protection against rodents and insects in accordance with the following requirements:

1. Guards for basement windows. Every basement or cellar window, which is openable, shall be supplied with corrosion resistive rodent screening.

2. Insect screens. From May 1 to October 15 of each year, at least one window in each habitable room shall be supplied with a screen covering at least 33 percent of the window area. Such screens shall have a wire mesh of not less than number 16.

3. Basement windows. Every dwelling having two or more basement windows shall have at least two window screens which cover the entire window when, in the opinion of the housing inspector, such screening is necessary. Where there is only one basement window, it shall be similarly screened. Such screens shall have a wire mesh of not less than number 16.

15.07 REQUIREMENTS FOR INTERIOR MAINTENANCE OF PROPERTY

(1) Interior structure. No person shall occupy as owner-occupant or let to another for occupancy any structure or portion thereof which does not comply with the following requirements:

15.07 REQUIREMENTS FOR INTERIOR MAINTENANCE OF PROPERTY

(A) Free from dampness. In every building cellars, basements and crawl spaces shall be maintained free from dampness to prevent conditions conducive to decay or deterioration of the structure as required by this chapter.

(B) Structural members. The supporting structural members of every building shall be maintained structurally sound, showing no evidence of deterioration which would render them incapable of carrying the imposed loads in accordance with the provisions of this chapter.

(C) Interior stairs and railings. Stairs shall be provided in every structure as required by this chapter, Comm 20-25 or Comm 60-66, whichever is more restrictive.

(D) Maintained in good repair. All interior stairs of every structure shall be maintained in sound condition and good repair by replacing treads and risers that evidence excessive wear or are broken, warped or loose. Every inside stair shall be so constructed and maintained as to be safe to use and capable of supporting a load as required by the provisions of this chapter.

(E) Handrails. Every stairwell and every flight of stairs which is more than three risers high shall have handrails or railings located in accordance with the provisions of this chapter. Every handrail or railing shall be firmly fastened and must be maintained in good condition. Properly balustraded railings, capable of bearing normally imposed loads as required by this chapter, shall be placed on the open portions of stairs, balconies, landings and stairwells.

(F) Bathroom and kitchen floors. Every toilet, bathroom and kitchen floor shall have a surface, which is reasonably impervious to water (no carpet) which can be easily kept in a clean and sanitary condition.

(G) Sanitation. The interior of every dwelling and structure shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage. Rubbish, garbage and other refuse shall be properly kept inside temporary storage facilities as required under section **10.03(3)**. The interior of every dwelling and structure or portion of dwelling and structure inundated by floodwaters or experiencing sewer backups shall have all areas affected by such waters cleaned and sanitized promptly, but in any event not more than 60 days after said waters have receded.

15.07 REQUIREMENTS FOR INTERIOR MAINTENANCE OF PROPERTY

(H) Insect and rodent harborage. Buildings shall be kept free from insect and rodent infestation, and where insects or rodents are found, they shall be promptly exterminated by acceptable processes, which will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

(I) Extermination from buildings. Every owner of a dwelling or multifamily dwelling shall be responsible for the extermination of insects, rodents, vermin or other pests whenever infestation exists in two or more of the dwelling units or in the shared or public parts of the structure.

(J) Extermination from single dwelling units. The occupant of a dwelling unit in a dwelling or multifamily dwelling shall be responsible for the extermination of insect, rodent, vermin or other pests within the unit occupied by him whenever his dwelling unit is the only unit in the building that is infested.

(K) Responsibility of owners. Notwithstanding the foregoing subsections, whenever infestation of rodents is caused by failure of the owner to maintain any dwelling or multifamily dwelling in a rodent proof condition, extermination of such rodents shall be the responsibility of the owner.

(L) Interior walls, ceilings and floors. All interior walls, ceilings and floors shall be structurally sound, in good repair, free from defects, clean, and covered by paint or a protected approved covering applied.

15.08 REQUIREMENTS FOR FLOOR SPACE AND GENERAL OCCUPANCY

(1) No person shall occupy as owner-occupant or let to another for occupancy any dwelling unit for the purpose of living, sleeping, cooking or eating therein which does not comply with the following requirements:

(A) Sanitary facilities. All sanitary facilities shall be supplied and maintained in a sanitary and safe working condition.

(B) Water closet compartment. Every dwelling unit shall contain within its walls a room, separate from the habitable rooms, which affords privacy and which is equipped with a water closet, a lavatory and a shower or tub. The water closet compartment shall be ventilated by means of an openable window or an exhaust fan properly vented to the exterior of the dwelling.

(C) Lavatory. Every dwelling unit shall contain a toilet and a washbowl or sink in conjunction with each toilet fixture.

15.08 REQUIREMENTS FOR FLOOR SPACE AND GENERAL OCCUPANCY

(D) Bathtub or shower. Every dwelling unit shall contain a room which affords privacy to a person in such room and which is equipped with a bathtub or shower.

(E) Kitchen sink. Every dwelling unit shall contain a kitchen sink apart from the lavatory required under subsection (3) of this section.

(F) Water and sewer system. Every kitchen sink, lavatory basin, bathtub or shower and water closet shall be properly connected to either a public water and sewer system or to an approved private water and sewer system. All sinks, lavatories, bathtubs and showers shall be supplied with hot and cold running water.

(G) Water heating facilities. Every dwelling unit shall be supplied with water heating facilities which are installed in an approved manner, properly maintained and properly connected with hot water lines to the fixtures required to be supplied with hot water under subsection (6) of this section. Water heating facilities shall be capable of heating water to such a temperature as to permit hot water to be drawn at every required kitchen sink, lavatory basin, bathtub, shower and laundry facility or other similar units, at a temperature of not less than 120 degrees Fahrenheit at any time needed.

(H) Heating facilities. Every dwelling shall have heating facilities which are properly installed and vented, are maintained in safe operating condition, and are capable of heating all habitable rooms, bathrooms and water compartments in each dwelling unit therein to a temperature of at least 65° F at a distance of 3 feet above floor level and 3 feet or more from an exterior wall when the outside temperature is minus 20° F.

(I) Operation of heating facilities. Every heating or water heating facility shall be installed and shall operate in accordance with the requirements of the building code.

(J) Garages. Solid fuel burning appliances shall not be installed in a garage unless listed for such use.

(K) Rubbish storage facilities. Every dwelling and every dwelling unit shall be provided with adequate facilities for the storing of rubbish and garbage. Such facilities shall comply with the provisions of Chapter 10.03(3) of the New London Municipal Code.

15.08 REQUIREMENTS FOR FLOOR SPACE AND GENERAL OCCUPANCY

- (2) Electrical Outlets and Fixtures
- (A) Minimum requirements. Every habitable room within a dwelling shall contain at least two separate, wall-type electric duplex receptacles, and every bathroom, laundry room, kitchen and furnace room shall contain at least one supplied ceiling or wall-type electric light fixture, and one duplex receptacle, and kitchens shall have two duplex receptacles. Every such outlet and fixture shall be properly installed shall be maintained in good working condition, and shall be connected to the source of electrical power in an approved manner according to Comm 16 and NFPA 70 – National Electrical Code, Unless structurally difficult, each of the minimum required electric outlets shall be of sufficient distance from each other and in approved locations so as to prevent a safety hazard due to excessive use of auxiliary convenience wiring. A receptacle outlet located in a light fixture or medicine cabinet shall not count as the required receptacle.
- (B) Lighting in public halls and stairways. Every public hall and public stairway in every dwelling containing three or more dwelling units shall be adequately lighted by means of properly located electric light fixtures at all times. Provided, however, that such electrical lighting may be omitted from sunrise to sunset where there are windows or skylights opening directly to the outside and where the total window or skylight area is at least one-tenth of the combined horizontal area of the floor and stairway of each such public pathway and where such windows or skylights provide adequate natural light to all parts of each public pathway. Every public hall and stairway in dwellings built prior to January 1980 containing two dwelling units shall be supplied with convenient light switches controlling an adequate lighting system, which may be turned on when needed, instead of full-time lighting.
- (3) Electrical service. The minimum service shall be 60 amperes per dwelling unit. Implementation of this requirement shall be as follows:
- (A) Any electrical service found to be smaller than 60 amperes shall have orders issued to upgrade electrical service within one year.
- (B) Exemption to the required above electrical service upgrades shall be granted to senior citizens 65 years old and older or owners on permanent social security disability owner-occupied homes upon their written request for exemption. Electrical service granted an exemption shall be required to be upgraded within one year, when the home is no longer owner-occupied and/or sold.
- (4) No person shall occupy or let to another for occupancy any dwelling unit for the purpose of living therein, which does not comply with the following requirements:

15.08 REQUIREMENTS FOR FLOOR SPACE AND GENERAL OCCUPANCY

(A) Minimum ceiling heights. All habitable rooms, kitchens, hallways, bathrooms and corridors shall have a ceiling height of at least seven feet.

Habitable rooms may have ceiling heights of less than seven feet, provided at least 50 percent of the room's floor area has a ceiling height of at least seven feet. Beams and girders or other projections shall not project more than eight inches below the required ceiling height. In calculating the floor area of such rooms, only those portions of the floor area of the rooms having a clear ceiling height of five feet or more may be included.

(B) Required space in dwelling units. Every dwelling unit shall contain a minimum gross floor area of not less than 150 square feet for the first occupant and 100 square feet for each additional occupant. The floor area shall be calculated on the basis of the total area of all habitable rooms.

(C) Required space in sleeping rooms. In every dwelling unit, every room occupied for sleeping purposes by one occupant shall have a minimum gross floor space of at least 70 square feet. Every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant over 12 years of age, and 25 square feet of floor space for each occupant 12 years of age or under.

(D) Access limitation of dwelling unit to commercial uses. No habitable room, bathroom or water closet compartment which is accessory to a dwelling unit shall open directly into or shall be used in conjunction with a food store, barber or beauty shop, doctor's or dentist's examination or treatment room or similar room used for public purposes.

(E) Location of bath and second sleeping room. No room arrangements shall be such that access to a sleeping room can be had only by going through another sleeping room or a bathroom or toilet room. No dwelling or dwelling unit having only one toilet and bathroom shall have such room arrangements where access to the bathroom and toilet intended for use by the occupants can be had only by going through a sleeping room.

(F) Occupancy of dwelling units below grade. No dwelling unit partially below grade shall be used for living purposes, unless it complies with this article and Comm 21.

1. Floors and walls are watertight.

2. Total window area, total openable area and ceiling height are in accordance with this article and Comm 21.05 and 21.06.

15.08 REQUIREMENTS FOR FLOOR SPACE AND GENERAL OCCUPANCY

3. Required minimum window area of every habitable room complies with egress requirements of Comm 21.03 (5) & (6).

(5) Natural light and ventilation

(A) Natural light in habitable rooms. Every habitable room shall have at least one window of approved size facing directly to the outdoors or to a court. The minimum total window area, measured between stops, for every habitable room shall be eight percent of the floor area of such room, except in kitchens when artificial light may be provided in accordance with the provisions of this chapter. Whenever walls or other portions of a structure face a window of any room and such obstructions are located less than three feet from the window and extend to a level above that of the ceiling of the room, such a window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

(B) Ventilation. Ventilation requirements are as follows:

1. Natural ventilation. Natural ventilation shall be provided to all habitable rooms, kitchens and bathrooms by means of openable exterior doors, skylights or windows. The net area of the openable exterior doors, skylights or windows shall be at least 3.5 percent of the net floor area of the room. Mechanical ventilation may be provided in lieu of openable exterior doors, skylights or windows, provided the system is capable of providing at least one air change per hour.

2. Exhaust ventilation. All exhaust ventilation shall terminate outside the building.

(6) Smoke Detectors in All Dwellings. All dwellings shall be equipped with smoke detectors and carbon monoxide detectors as required in Comm 21.09 and **Sec 101.145 WI Stats.**

15.09 REQUIREMENTS FOR SAFE AND SANITARY MAINTENANCE OF DWELLINGS AND DWELLING UNITS

(1) Installation and Maintenance

(A) Facilities and equipment. All required equipment and all building space and parts in every building or structure shall be constructed and maintained so as to properly and safely perform their intended function in accordance with the provisions of this chapter.

(B) Maintained clean and sanitary. All building facilities shall be maintained in a clean and sanitary condition by the occupant so as not to breed insects and rodents or produce dangerous or offensive gases or odors.

15.09 REQUIREMENTS FOR SAFE AND SANITARY MAINTENANCE OF
DWELLINGS AND DWELLING UNITS

(C) Plumbing fixtures. In buildings and structures all water lines, plumbing fixtures, vents and drains shall be properly installed, connected and maintained in working order and shall be kept free from obstructions, leaks and defects and capable of performing the function for which they are designed. All repairs and installations shall be made in accordance with the state plumbing code.

(D) Plumbing systems. In buildings and structures every plumbing stack, waste and sewer line shall be so installed and maintained so as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. All repairs and installations shall be made in accordance with the state plumbing code.

(E) Heating equipment. Every space heating, cooking and water heating device located in a building or structure shall be properly installed, connected and maintained and shall be capable of performing the function for which it was designed.

(F) Electrical power. Electrical premises wiring system shall be installed, maintained and connected to the source of electrical power in accordance with the provisions of this article and article III.

(G) Correction of defective system. Where it is found, in the opinion of the Building Inspector / Housing Inspector, that the electrical system in a building constitutes a hazard to the public, occupants, or the building by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage or for similar reasons, he shall require the defects to be corrected to eliminate the hazard.

15.10 ROOMING HOUSES. No person shall operate a rooming house or shall occupy or let to another for occupancy any rooming unit in any rooming house, except in compliance with the provisions of this subchapter.

(1) LICENSE REQUIRED. No person shall operate a rooming house unless he holds a valid rooming house license issued by the office of the Clerk-Treasurer in the name of the operator and for the specific dwelling unit.

The operator shall apply to the office of the Building Inspector for a permit for such license, which shall be issued, by the office of the Clerk-Treasurer upon compliance by the operator to the satisfaction of the Building Inspector / Housing Inspector with the applicable provisions of this subchapter. This license shall be displayed in a conspicuous place within the rooming house at all times. No such license shall be transferable.

Every person holding such a license shall give notice in writing to the offices of the Clerk-Treasurer and the Building Inspector within 24 hours after having sold, transferred, given away or otherwise disposed of ownership of interest in or control of any rooming house. Such notice shall include the name and address of the person succeeding to the ownership or control of such rooming house. Every rooming house license shall expire at the end of one year following its date of issuance unless sooner suspended or revoked as hereinafter provided.

- (2) DENIAL OF LICENSE; HEARING. Any person whose application for a permit to obtain a license to operate a rooming house has been denied may request and shall be granted a hearing before the Board of Zoning appeals on the matter under the procedure provided in this subchapter.
- (3) VIOLATIONS; SUSPENSION OF LICENSE. Whenever, upon inspection of any rooming house, the Health Officer and/or the Building Inspector find that conditions or practices exist which are in violation of any provision of this subchapter, the Health Officer and/or Building Inspector; shall give notice in writing to the operator of such rooming house that unless such conditions or practices are corrected within a reasonable period, to be determined by the Health Officer and/or the Building Inspector respectively, the operator's rooming house license will be suspended. At the end of such period, the Health Officer and/or the Building Inspector shall reinspect such rooming house and if he finds that such conditions or practices have not been corrected, he shall give notice in writing to the operator that the latter's license has been suspended. Upon receipt of notice of suspension, such operator shall immediately cease operation of such rooming house and no person shall occupy for sleeping or living purposes any room therein.
- (4) SUSPENSION OF LICENSE; HEARING. Any person whose license to operate a rooming house has been suspended, or who has received notice from the Health Officer and/or the Building Inspector that his license is to be suspended unless existing conditions or practices at his rooming house are corrected, may request and shall be granted a hearing on the matter before the Board of Zoning Appeals under the procedure provided in this subchapter; provided that if no petition for such hearing is filed within 10 days following the day on which such license was suspended, such license shall be deemed to have been automatically revoked.
- (5) BATHROOM REQUIREMENTS. At least one flush water closet, lavatory basin and bathtub or shower, properly connected to a water and sewer system approved by the Building Inspector and in good working condition, shall be supplied for each 8 persons or fraction thereof residing within a rooming house, including members of the operator's family wherever they share the use of said facilities.

In a rooming house where rooms are let only to males, flush urinals may be substituted for not more than 1/2 of the required number of water closets. All such facilities shall be so located within the building as to be reasonably accessible from a common hall or passageway to all persons sharing such facilities. Every lavatory basin and bathtub or shower shall be supplied with hot water at all times. No such facilities shall be located in a basement except by written approval of the Health Officer or the Building Inspector. The bathroom shall be supplied with either an openable window or exhaust fan rated at no less than 75 cfm.

- (6) TOWELS AND BED LINEN. The operator of every rooming house shall change supplied bed linen and towels therein at least once each week and prior to the letting of any room to any occupant. The operator shall be responsible for the maintenance of all supplied bedding in a clean and sanitary manner.
- (7) SLEEPING ROOM FLOOR SPACE. Every room occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet for each occupant thereof.
- (8) SAFE MEANS OF EGRESS. Every rooming unit shall have safe, unobstructed means of egress leading to safe and open space at ground level, as required by the laws of the State and the City.
- (9) SANITARY CONDITIONS. The operator of every rooming house shall be responsible for the sanitary maintenance of all walls, floors and ceilings and for maintenance of a sanitary condition in every other part of the rooming house; and shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building is leased or occupied by the operator.
- (10) APPLICABILITY TO HOTELS. Every provision of this subchapter, which applies to rooming houses, shall also apply to hotels and motels, except to the extent that any such provision may be found in conflict with the Wisconsin Statutes or with the lawful regulations of any State board or agency.

15.11 EMERGENCY DISCONTINUANCE OF SERVICE OR UTILITIES. No owner, operator or occupant shall cause any service, facility, equipment or utility to be removed from or shut off from or discontinued in any occupied dwelling unit let or occupied by him,

15.11 EMERGENCY DISCONTINUANCE OF SERVICE OR UTILITIES

except for such temporary emergencies when discontinuance of service is approved by the Department of Public Works. Upon the discontinuance of gas or electric service for cause by a public utility company or upon discontinuance of any municipal or other service for cause, the Building Inspector shall be notified and shall thereupon take immediate steps to have the responsible person correct conditions leading to such discontinuance of services. This section shall not be construed to prevent the cessation or discontinuance of any such service upon order of the Building Inspector or any other authorized officials.

15.12 DANGEROUS DWELLINGS. [Amd. Ord. #1316] (1)DANGEROUS DWELLINGS ENUMERATED. All dwellings or parts thereof, which have any of the following defects shall be deemed dangerous dwellings and shall be condemned as unfit for human habitation.

- (A) Those whose interior or exterior bearing walls or other vertical structural members list, lean or buckle to such an extent as to weaken the structural support they provide.
- (B) Those which, excluding the foundation, show 33% or more of damage or deterioration of the supporting member or members, or 50% or more of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (C) Those which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonable safe for the purpose used.
- (D) Those which have been damaged by fire, wind or other causes so as to no longer provide shelter from the elements and which have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the City.
- (E) Those which have become or are so dilapidated, decayed, unsafe, unsanitary or vermin-infested or obsolete that they are likely to cause sickness or disease or injury to the health, morals, safety or general welfare of those living therein or of the people at large.
- (F) [Amd. Ord. #1316] Those which lack light, air and sanitation facilities as required by this subchapter to protect the health, morals, safety or general welfare of persons living therein. This would include any dwelling or dwelling unit that is without either water or electric service.
- (G) Those which lack the facilities required by this subchapter for egress in case of fire or panic or those which have insufficient stairways, elevators, fire escapes or other means of ingress and egress required herein.

- (H) Those, which have parts thereof, which are so attached that they may fall and injure occupants or the public or other property.
- (2) DECLARATION OF NUISANCE AND ORDERS. (a) All dangerous dwellings or parts thereof within the terms of this subchapter are hereby declared to be public nuisances and shall be vacated and repaired or demolished in accordance with the provisions of sec. 15.14 of this subchapter.
 - (b) In any case where a dangerous dwelling is 50% or more damaged or decayed or deteriorated from its original structure, or where it cannot be repaired so as to comply with the terms of this subchapter, it shall be ordered vacated and demolished in accordance with the provisions of sec. 15.14 below.

15.13 ENTRY AND INSPECTION OF DWELLINGS.

- (1) The Building Inspector shall make inspections to determine the condition of dwellings, dwelling units and premises located within the City in order to safeguard the health and safety of the occupants of such dwellings and of the general public. For this purpose and upon showing proper identification, the Building Inspector may enter, examine and survey at any reasonable hour all dwellings, dwelling units and premises, and the owner, occupant or the person in charge thereof, shall give the Building Inspector free access thereto for the purpose of such inspection.
- 2) Every occupant of a dwelling shall give the owner thereof or his agent or employee access to any part of such dwelling or its premises at any reasonable hour for the purpose of making any repairs or alterations which are necessary to effect compliance with the provisions of this subchapter or any lawful order issued pursuant thereto.
- (3) No officer, agent or employee of the City shall be personally liable for any damage that may accrue to persons or property as a result of any act required or permitted in the discharge of his duties under this subchapter. Any suit brought against any officer, agent or employee of the City, as a result of the proper discharge of his duties under this subchapter, shall be defended by the City Attorney until final determination of the proceedings therein.

15.14 ENFORCEMENT, SERVICE OF NOTICES AND ORDERS, AND HEARINGS.**(1) NOTICES OF VIOLATION.**

(A) Whenever the Building Inspector determines that there has been a violation of any provision of this subchapter, he shall give notice of such violation to the person or persons responsible therefore and order compliance with this subchapter as hereinafter provided. Such notice and order shall be in writing on an appropriate form and shall include the following:

1. A list of violations with reference to the section of this subchapter violated and an order as to the remedial action required to effect compliance with this subchapter.
2. Specification of a reasonable time for compliance.

3. Advice concerning the procedure for appeal.

Such notice and order shall be served upon the owner, occupant or agent in person; provided, however, that the notice and order shall be deemed to be properly served if such owner, occupant or agent is sent a copy thereof by registered mail to his last known address and a copy is posted in a conspicuous place in or on the dwelling affected.

(B) [Amd. Ord. #1316] Whenever the Building Inspector determines that a dwelling is a dangerous dwelling, as defined in sec. 15.12 above, he shall:

1. Affix upon the door at each entrance to such dwelling a printed placard declaring that such dwelling is unfit for human habitation and is ordered vacated. A photo of at least one placard that has been installed shall be taken by the Building Inspector and kept on file at his office. No person shall deface or remove such placard from any dwelling, placarded as such. The Building Inspector shall remove the placard whenever the defect or defects upon which the condemnation and placarding were based have been eliminated.
2. Serve notice, as provided herein, to the owner and occupant or lessee of any building found by him to be a dangerous dwelling within the standards set forth in sec. 15.12 above that;
 - a. The owner must vacate and repair or demolish said building in accordance with the terms of the notice and this subchapter.
 - b. The occupant or lessee must vacate said building or, with the consent of the owner, may have it repaired in accordance with the notice and order and remain in possession.

(2) HEARINGS.

(A) Any person affected by a notice and order issued in connection with the enforcement of this subchapter may request and shall be granted a hearing on the matter before the Board of Zoning Appeals, provided such person shall file in the office of the Building Inspector a written petition requesting the hearing and setting forth his name, address, telephone number and a brief statement of the grounds for the hearing or for the mitigation of the order. Such petition shall be filed 30 days after the date the notice and order are served. Upon receipt of the petition, the Building Inspector shall set a time and place for hearing before the Board of Zoning Appeals and shall give the petitioner written notice thereof. Said hearing shall be held within 30 days after a petition has been filed, and the petitioner shall be given an opportunity to be heard and to show cause why the notice and order should be modified or withdrawn. The failure of the petitioner or his representative to appear and to state his case at such hearing shall have the same effect as if no petition were filed.

(B) After the hearing, the Board of Zoning Appeals, by a majority vote, shall sustain, modify or withdraw the notice, depending on its findings as to whether the provisions of this subchapter have been complied with, and the petitioner and the Building Inspector shall be notified within 10 days, in writing, of such findings.

(C) The proceedings of the hearing, including the findings and decision of the Board of Zoning Appeals and the reasons therefore shall be summarized in writing and entered as a matter of public record in the office of the Building Inspector. Such record shall also include a copy of every notice and order issued in connection with the case.

(2) ORDERS TO VACATE. (A) Where a notice of violation and order to comply have been served pursuant to this subchapter and, upon reinspection at the end of the time specified for compliance, and if no petition for a hearing has been filed, it is found that the violation or violations have not been remedied, the Building Inspector may order the dwelling, or parts thereof affected by the continued violations, vacated in accordance with the following procedure;

1. Dwellings shall be vacated within a reasonable time, not to exceed 60 days.
2. Vacated dwellings shall have all outer doors firmly locked and basement, cellar and first and second story windows barred or boarded to prevent entry.
3. Vacated dwellings shall not again be used for human habitation until written approval is secured from the Building Inspector.

15.14 ENFORCEMENT, SERVICE OF NOTICES AND ORDERS, AND HEARINGS.

- (B) If a dwelling or part thereof is not vacated within the time specified in the order to vacate, the Building Inspector shall seek a court order in a court of competent jurisdiction for the vacation of such dwelling or part thereof.
- (4) EMERGENCY ORDER. Whenever the Building Inspector finds that an emergency exists which requires immediate action to protect the health and safety of the residents or of the public, he may issue an order so stating and notwithstanding any other provision of this subchapter such order shall take effect and shall be complied with immediately. Upon petition to the Board of Zoning Appeals, petitioner shall be afforded a hearing pursuant to sub. (2) above.
- (5) VACATION AND DEMOLITION. (A) If the owner, occupant or lessee fails to comply with the order of the Building Inspector or the action of the Board of Zoning Appeals after hearing, the Building Inspector shall cause such dwelling or part thereof to be vacated and repaired or demolished as the facts may warrant and shall, with the assistance of the City Attorney, cause the costs of such repair or demolition to be charged against the land on which the building existed as a municipal lien or to be recovered in a suit against the owner.
- (B) In cases where it reasonably appears that there is immediate danger to the life or safety of any person unless a dangerous dwelling, as defined herein, is immediately vacated and repaired or demolished, the Building Inspector shall cause its immediate vacation and repair or demolition. The costs of such emergency repair or demolition shall be collected in the same manner as provided in par. (a) above.

15.15 BOARD OF ZONING APPEALS; DUTIES. For the purpose of this subchapter, the Board of Zoning Appeals shall:

- (1) (Am. Ord. #843) Adopt rules of procedure not inconsistent with this subchapter and keep a record of all proceedings, including the vote of each member on each case heard. No member of the Board shall take part in any hearing or determination in which he had directly or indirectly any personal or financial interest. Four members of the Board in attendance at any meeting shall constitute a quorum.
- (2) (Am. Ord. #843) Interpret the intent of this subchapter in specific cases where, upon appeal, it clearly appears that, by reason of special conditions, undue hardship would result from literal application of any section of this subchapter. Where such undue hardship is clearly demonstrated, the Board may permit a variance from the applicable section provided the dwelling will vary only a reasonable minimum from the literal provision of this subchapter and will comply generally with the spirit and intent of the regulations as to sanitation, safety and rehabilitation. Any such variance shall be permitted only by the concurring vote of at least 4 members of the Board.

15.16 PENALTY. Any person who shall violate any provision of this subchapter or any order, rule or regulation made hereunder shall be subject to a penalty as provided in sec. 25.04 of this Code. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector or the Health Officer constitute a defense.

15.17 POLICY STATEMENT. It is the policy of the City to provide, within constitutional limitations, for fair housing throughout the City of New London.

15.175 FAIR AND OPEN HOUSING (Cr. Ord. #839). (1) The Council hereby adopts **§106.50, Wis. Stats.**, and all subsequent amendments thereto.

(2) The officials and employees of the City shall assist in the orderly prevention and removal of all discrimination in housing within the City by implementing the authority and enforcement procedures set forth in **§106.50, Wis. Stats.**

(3) The Clerk-Treasurer shall maintain forms for complaints to be filed under **§106.50, Wis. Stats.**, and shall assist any person alleging a Violation thereof in the City to file a complaint there under with the Wisconsin Department of Industry, Labor and Human Relations for enforcement of **§106.50, Wis. Stats.**

15.18 DEFINITIONS. Certain words or terms in this subchapter are defined for the purpose hereof as follows:

(1) **HOUSING.** Any building, structure or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure or portion thereof.

(2) **FAMILY.** One or more persons related by blood, adoption or marriage, or not more than 2 unrelated persons living and cooking together as a single housekeeping unit.

(3) **TO RENT.** To lease, to sublease, to let and otherwise grant, for a consideration, the right to occupy premises not owned by the occupant.

(4) **DISCRIMINATORY HOUSING PRACTICE** (a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny a dwelling to any person because of race, color, religion, sex, **sexual orientation, disability, marital status, family status, lawful source of income, age, ancestry** or national origin.

- (b) (Am. Ord. #855) To discriminate against any person in the terms, conditions or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, **sexual orientation, disability, marital status, family status, lawful source of income, age, ancestry**, national origin or families with children as defined by the Federal Fair Housing Act of 1988.
- (c) To 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 dwelling that indicates any

preference, limitation or discrimination based on race, color, religion, sex sexual orientation, disability, marital status, family status, lawful source of income, age, ancestry or national origin, or an intention to make such preference, limitation or discrimination.
- (d) To represent to any person because of race, color, religion, sex or national origin that any dwelling is not available for inspection, sale or rental when such dwelling is, in fact, so available.
- (e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, **sexual orientation, disability, marital status, family status, lawful source of income, age, ancestry** or national origin.
- (f) For any bank, savings and loan association, insurance company or other or in part in the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefore for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling, or to discriminate against him in the fixing of the amount, interest rate, duration or other terms or conditions of such loan or other financial assistance because of the race, color, religion, sex or national origin of such person or of any person associated with him in connection

with such loan or other financial assistance or the purposes of such loan or other financial assistance, or of the present or prospective owners, lessees, tenants or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is given. Provided, however, that nothing contained in this section shall impair the scope of the effectiveness of the exception contained in sec. 15.19 of this subchapter.

- (g) To deny any person access to or membership or participation in any organization or facility relating to the business of selling or renting dwellings or to discriminate against him in the terms or conditions of such access, membership or participation on account of race, color, religion or national origin.

15.19 DISCRIMINATION PROHIBITED; EXCEPTIONS. It shall be unlawful to discriminate in the sale or rental of housing or to commit any discriminatory housing practice, except that nothing in this subchapter shall:

- (1) Prohibit discrimination on the basis of age in relation to housing designed to meet the needs of elderly individuals.
- (2) Prohibit from exacting different or more stringent terms or conditions for financing housing based upon the age of the individual applicant for financing if the terms or conditions are reasonably related to the individual applicant.
- (3) Prohibit the development of housing designed specifically for a person with a handicap and discrimination on the basis of handicap in relation to such housing.
- (4) Prohibit restrictions in the sale of a single-family house by an owner, provided that:
 - (a) Only one such sale is made in a 24-month period.
 - (b) The owner does not have an interest in more than 3 single-family dwellings, or multi-family dwellings occupied by more than 5 or more families.
 - (c) The owner is not a real estate broker or salesman.
 - (d) The owner does not commit a discriminatory housing practice in advertising the sale of the house.
- (5) Prohibit restrictions in the rental of rooms or dwelling units, provided:
 - (a) The dwelling is occupied by no more than 4 families and the owner resides in such dwelling.
 - (b) The owner does not commit a discriminatory housing practice in advertising the rental of the room or dwelling unit.
- (6) Prohibit religious or fraternal organizations from restricting the sale or rental of housing to members, provided such organization is not restricted on the basis of race, color, sex or national origin.

15.20 EQUAL OPPORTUNITIES COMMITTEE. The Council, as a committee of the whole, or equal opportunities committee appointed for this purpose, shall have the power and duty to study the existence, character, cause and extent of the denial of equal opportunities because of race, color, religion, sex or national origin in the City. It may disseminate information and attempt by means of discussion and other means to educate the people of the City to a greater understanding, appreciation and practice of human rights to the extent that the City will be a better place to live. It shall receive complaints alleging violation of this subchapter arising from bona fide transactions and attempt to eliminate or remedy any violation by means of conciliation, persuasion, education or any other means. In those cases where the committee obtains compliance with the subchapter or the committee finds that the complaint is without foundation, no public disclosure shall be made of the person or persons named in the complaint.

15.21 ENFORCEMENT. Whenever the Equal Opportunities Committee is unable to eliminate or correct an alleged discriminatory housing practice by informal means, **it may request the City Attorney to file a complaint on behalf of the City with the Department of Workforce Development, Equal Rights Division.**

15.22 PENALTY. Any person who shall violate any provision of this subchapter shall be subject to a penalty as provided in sec. 25.04 of this Code in addition to the specific penalties provided in this subchapter. A separate offense shall be deemed committed on each day on which a violation of this subchapter occurs or continues.