

Chapter 13

**HUMAN RIGHTS**

- Art. I. In General, §§ 13-101—13-199  
Art. II. Fair Housing, §§ 13-201—13-206

**ARTICLE I. IN GENERAL**

**Secs. 13-101—13-199. Reserved.**

**ARTICLE II. FAIR HOUSING\***

**Sec. 13-201. Declaration of policy.**

The policy of the town is to assure equal housing accommodations for sale or for rent.  
(Code 1976, § 2A.1; Ord. No. 14-79, 12-17-79)

**Sec. 13-202. Application of chapter.**

The provisions of this chapter relative to discrimination in housing shall apply to the sale or rental of a house to a person in a single dwelling unit and to the rental or lease of a portion of a dwelling housing containing accommodations for a family, except when the remainder of such dwelling is occupied by the owner or a member of his immediate family.  
(Code 1976, § 2A.2; Ord. No. 14-79, 12-17-79)

**Sec. 13-203. Prohibited practices enumerated; exceptions.**

(a) No owner of real property shall discriminate against any other person because of the religion, race, color or national origin or ancestry of the friends or associates of such other person in regard to the sale or rental of, or dealings concerning real property located within the town. Any such discrimination shall be considered an unlawful housing practice.

(b) Nothing in this section shall require an owner to offer property to the public at large before selling or renting it nor shall this section be deemed to prohibit owners from giving preference to prospective tenants or buyers for any reason other than religion, race, color, or national origin.

(c) Nothing in this section shall be construed to bar any religious or denominational institution or organization or any organization operated for charitable or educational pur-

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\*Cross reference—Buildings and building regulations, Ch. 5.  
State law reference—State fair housing act, G.S. Ch. 41A.

poses, which is operated, supervised or controlled by or in connection with religious organizations, from limiting admission to or giving preference to persons of the same religion or denomination or from making such selection as is calculated by such organization to promote the religious principles for which it has been established or maintained.

(Code 1976, § 2A.3; Ord. No. 14-79, 12-17-79)

#### **Sec. 13-204. Alleged grievances.**

(a) Any person who contends that the provisions of this chapter have been violated may file a written complaint under oath with the town manager, hereby designated as the officer to whom such complaints shall be filed. Within a reasonable time after the complaint has been filed, the manager shall make a determination of the merits and reasonableness of the complaint, and shall attempt to adjust the grievance between the parties. The manager will report all findings to a fair housing board to be appointed by the town council.

(b) The fair housing board shall adopt rules governing fair housing proceedings and shall establish its own bylaws and procedures for the hearing and ruling of fair housing complaints.

(c) If the complaint or grievance is not resolved by the parties through the manager, either party to the alleged complaint or the officer, may appeal or refer the same to the fair housing board. Such appeal shall be taken within a reasonable time as provided by the rules of the board. Upon an appeal being properly filed, the manager shall forthwith transmit to the board all papers constituting the record of such matters.

(Code 1976, § 2A.4; Ord. No. 14-79, 12-17-79)

**Cross reference**—Town manager, § 2-403.

#### **Sec. 13-205. Interpretation and conflict.**

(a) In interpreting and applying the provisions of this chapter, the purpose and spirit for which it is offered shall be of primary concern.

(b) It is not intended by this chapter to interfere with, abrogate, annul or circumvent the 1968 Civil Rights Act or other laws with regard to fair housing practices. The filing of a complaint under this chapter will not preclude the claim from being pursued in any other court of jurisdiction. It is intended to offer reasonable persons, acting in good faith, an opportunity to resolve their differences in an atmosphere of a nonadversary proceeding.

(Code 1976, § 2A.5; Ord. No. 14-79, 12-17-79)

#### **Sec. 13-206. Penalties.**

For individuals or agencies deemed to be in violation of this chapter, a fine of up to thirty dollars (\$30.00) per week will be assessed against the party or parties. Said funds will be payable to the general fund until the issue is resolved to the satisfaction of the fair housing board.

(Code 1976, § 2A.6; Ord. No. 14-79, 12-17-79)

**Cross reference**—General penalty, § 1-111.