

COMPARISON OF FAIR HOUSING LAW COVERAGES

1. STATES

MASSACHUSETTS

CHAP. 426, 6-7-57:

MULTIPLE DWELLINGS - PERMANENT RESIDENCES FOR 3 OR MORE FAMILIES.  
PUBLICLY ASSISTED HOUSING ACCOMMODATIONS (A) CONSTRUCTED AFTER 7-1-50 AND WHICH ARE EXEMPTED FROM TAXES, OR WHICH ARE SOLD BELOW COST UNDER FEDERAL HOUSING ACT OF 1949, OR WHICH ARE BUILT ON LAND ASSEMBLED BY CONDEMNATION; OR FOR WHICH GOVERNMENT HAS SUPPLIED FINANCIAL ASSISTANCE; AND (B) LOCATED IN A MULTIPLE DWELLING DURING THE LIFE OF A GOVERNMENTALLY INSURED LOAN THEREFORE; AND (C) OFFERED FOR SALE OR RENT BY A PERSON OWNING OR CONTROLLING 10 OR MORE GOVERNMENTALLY ASSISTED HOUSING ACCOMMODATIONS.

CHAP. 239, 4-22-59:

CONTIGUOUSLY LOCATED HOUSING, INCLUDING HOUSING OFFERED (1) BY PERSON WHO HAS EVER OWNED OR CONTROLLED THE SALE OF 10 OR MORE CONTIGUOUS HOUSING ACCOMMODATIONS, OR (2) WHICH WAS EVER ONE OF 10 OR MORE LOTS OF A SUBDIVISION APPROVED BY A PLANNING BOARD UNDER CHAP. 41 PASSED IN 1954.

NOTE: IN THE RELATED FAIR EDUCATIONAL PRACTICES ACT, CHAP. 726, 8-22-49, THE REASSURING CLAUSE APPEARS: "THIS SECTION IS NOT INTENDED TO LIMIT OR PREVENT AN EDUCATIONAL INSTITUTION FROM USING ANY CRITERIA OTHER THAN RACE, RELIGION, COLOR OR NATIONAL ORIGIN IN THE ADMISSION OF STUDENTS." WITH SLIGHTLY CHANGED WORDING, SUCH A CLAUSE COULD BE APPLIED TO THE HOUSING COVERED BY A BILL, TO FORESTALL SOME OBJECTIONS BASED ON A MISUNDERSTANDING OF THE LEGISLATIVE INTENT. THE CLAUSE WOULD BE ADDED TO THE SECTIONS WHICH DEFINES "UNLAWFUL HOUSING PRACTICES", IF 1959 R. I. BILL IS THE BASIS.

CONNECTICUT

BILL No. 2404, SIGNED 5-12-59:

PUBLIC ACCOMMODATION INCLUDES, BY DEFINITION, (1) PUBLIC HOUSING, (2) ALL FORMS OF PUBLICLY ASSISTED HOUSING, AND (3) HOUSING OFFERED FOR SALE OR RENT THAT IS ONE OF 5 OR MORE ON A SINGLE PARCEL OF LAND OR CONTIGUOUS PARCELS, ALL OF WHICH ANY PERSON OWNS OR CONTROLS.

NOTE: CONNECTICUT'S COMMISSION ON CIVIL RIGHTS HAS RULED REAL ESTATE SERVICES AS A PUBLIC ACCOMMODATION.

COLORADO

EFFECTIVE 5-1-59:

ALL HOUSING AND VACANT LAND IS INCLUDED EXCEPT PREMISES OCCUPIED BY THE OWNER WITH NOT MORE THAN 4 BOARDERS OR LODGERS.

OREGON

EFFECTIVE 8-5-59:

LAW OPERATES WITH RESPECT TO "PERSONS ENGAGED IN THE BUSINESS OF SELLING (OR LEASING) REAL PROPERTY".

## 2. CITIES

### NEW YORK CITY

EFFECTIVE 4-1-58:

COVERS LEASING OF ALL APARTMENTS IN MULTIPLE DWELLINGS (3 OR MORE UNITS),  
AND SALE OF HOUSES IN DEVELOPMENTS OF 10 OR MORE.

### PITTSBURGH

EFFECTIVE 6-1-59:

COVERS ALL SALES OR RENTALS BY PERSONS OWNING OR CONTROLLING 5 UNITS  
ANYWHERE IN THE CITY, AND ALL ACTIVITIES OF REAL ESTATE OPERATORS  
AND LENDING INSTITUTIONS, AND ALSO VACANT BUILDING LOTS.

## 3. 1960 PROPOSALS

### NEW YORK STATE

ALL RESIDENTIAL REAL PROPERTY INCLUDING VACANT LAND, EXCEPT (1) SALE  
OF ONE AND TWO FAMILY HOMES BY THE OWNER-OCCUPANT, AND (2) RENTAL  
OF AN APARTMENT IN A TWO FAMILY HOUSE WHERE THE OTHER APARTMENT  
IS OCCUPIED BY THE OWNER. ALSO COVERS ACCEPTANCE OF LISTINGS BY  
REAL ESTATE AGENTS, REGARDLESS OF THE PREVIOUS EXCEPTIONS, AND  
COVERS LENDING INSTITUTIONS FINANCING RESIDENTIAL PROPERTY.

(TO BE CONTINUED WHEN  
OTHER PROPOSED BILLS  
ARE RECEIVED HERE)