

ORDINANCE 86-50

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, ENTITLED THE MANATEE COUNTY FAIR HOUSING ORDINANCE; PROVIDING INTENT WITH RESPECT TO THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FOR THE CONSTRUCTION OF THE ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ESTABLISHMENT OF AN AUTHORITY TO ADMINISTER THIS ORDINANCE; PROVIDING THE POWERS AND DUTIES OF THE AUTHORITY; PROVIDING FOR THE COOPERATION WITH FEDERAL, STATE AND LOCAL AGENCIES ADMINISTERING FAIR HOUSING LAWS; PROHIBITING DISCRIMINATORY PRACTICES OF SALE OR RENTAL OF HOUSING; PROHIBITING DISCRIMINATORY PRACTICES IN THE FINANCING OF HOUSES; PROHIBITING DISCRIMINATORY PRACTICES IN THE PROVISION OF BROKERAGE SERVICES; PROHIBITING DISCRIMINATORY BUILDING PRACTICES; PROHIBITING OTHER DISCRIMINATORY PRACTICES; PROVIDING CERTAIN EXEMPTIONS; PROVIDING FOR THE FILING OF COMPLAINTS; PROVIDING FOR INVESTIGATIONS OF ALLEGATIONS OF DISCRIMINATION; PROVIDING FOR THE ISSUANCE OF SUBPOENAS AND THE ADMINISTRATION OF OATHS; PROVIDING FOR THE REVOCATION AND MODIFICATION OF SUBPOENAS; PROVIDING FOR CONCILIATION AGREEMENTS; ESTABLISHING BURDENS OF PROOF; PROVIDING FOR ENFORCEMENT; PROVIDING PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

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CLERK OF DISTRICT COURT
 FLORIDA

Dec 23 1986
 SECRETARY OF STATE

WHEREAS, The Board of County Commissioners of Manatee County, Florida, declares it to be the policy of the County to provide, within the limits of the Constitution of the United States, the State of Florida, and other applicable laws, fair housing for all people within Manatee County; and

WHEREAS, the availability of adequate housing without discrimination on the basis of race, color, religion, national origin, handicap or sex is a matter of concern to the people of Manatee County and more particularly of concern to the County in providing for the health, welfare, safety, and morals of the people of Manatee County; and

WHEREAS, pursuant to the Laws of Florida, Chapter 85-456, the Manatee County, Board of County Commissioners has been authorized, enabled and empowered to adopt, enact and promulgate such ordinance or ordinances, within Constitutional limitations as may be necessary to discourage and eliminate discriminatory practices in a fashion or manner, with the force and effect, and providing for it remedies substantially equivalent to the method, procedure, force and effect, and rights and remedies of Florida and Federal Laws thereto appertaining; and

"H" Housing, Fair

WHEREAS, pursuant to the Laws of Florida, Chapter 85-456, the legislature authorized Manatee County to adopt any or all of the provisions of the Florida Fair Housing Act, as such provisions pertain to Manatee County; and

WHEREAS, the Manatee County Board of County Commissioners has determined that it is necessary, and in the best interests of the health, welfare, safety and morals of the people of Manatee County, to adopt an ordinance, within Constitutional limitations, to discourage and eliminate discriminatory practices in housing, the sale or rental of housing, the provision of brokerage services and the financing of housing.

NOW, THEREFORE, BE IT ORDAINED, BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, that:

Section 1: Short Title. This Ordinance shall be known and may be cited as the "Manatee County Fair Housing Ordinance."

Section 2: Intent. It is the intent of this ordinance and of its several provisions to provide a positive means for the implementation of a policy to discourage and eliminate discriminatory practice in housing, and to further implement the State policy on fair housing, as provided in Sections 760.20 through 760.37, Florida Statutes, the Fair Housing Act. Furthermore, it is the intent of this ordinance to establish a local fair housing law, as provided in Section 760.34(3), Florida Statutes, and to provide rights and remedies for alleged discriminatory housing practices, which are compatible with, and complement, State and Federal laws.

Section 3: Definitions. In this ordinance, unless the context otherwise requires, the following definitions shall apply:

(a) Authority means any board, agency or authority duly appointed and authorized by resolution of the Board of County Commissioners to administer and provide for the administration of this ordinance and fulfill those responsibilities assigned to such Authority herein and provide the Authority with such powers and duties as may otherwise be delegated to such Authority by the Board of County Commissioners.

(b) Board means the Board of County Commissioners of Manatee County, Florida.

(c) Building Contractor includes any person engaged in designing, redesigning, constructing, reconstructing, repairing or remodeling any housing facility within Manatee County.

(d) Discriminate, Discrimination and Discriminatory Practice means any act that is unlawful under the terms of this ordinance and includes any difference in treatment because of race, color, religion, national origin, handicap or sex, where such difference is not justified by business necessity or is not a bona fide occupational qualification and any unlawful separation, segregation or distinction, directly or indirectly, against any person because of race, color, religion, national origin, handicap, sex or marital status.

(e) Enforcement Board means the Code Enforcement Board of Manatee County established under Chapter 162, Laws of Florida, and Manatee County Ordinance 82-37, as amended.

(f) Family includes a single individual, and includes family as defined in Ordinance 81-4, The Manatee County Comprehensive Zoning and Land Development Code, as amended, and as it may from time to time be amended.

(g) House, Housing Facility means any dwelling as defined in Ordinance 81-4, The Manatee County Comprehensive Zoning and Land Development Code, as amended, and as it may from time to time be amended.

(h) Owner includes the owner, lessor, lessee, sub-lessee, assignee, manager, agent, attorney or other person having the authority to sell, rent, lease or transfer any housing facility, or any interest therein, within County.

(i) Real estate broker includes any person duly licensed as a real estate broker under the Laws of Florida.

(j) Real Estate Salesperson includes:

(1) any person, whether licensed or not, who:

(i) for a fee, commission, salary or other valuable consideration, or with the intention or expectation of receiving or collecting the same, lists, sells, purchases, engages, rents, leases, or otherwise transfers real estate or improvements thereon, including options; or

(ii) negotiates, or attempts to negotiate, such an activity; or

(iii) advertises or holds himself out as engaged in such activities; or

(iv) negotiates, or attempts to negotiate, a loan secured by a mortgage or other encumbrance upon a transfer of real estate; or

(v) is engaged in the business of charging an advance fee or contracting for collection of a fee in connection with a contract whereby he undertakes to promote the sale, purchase, exchange, lease, rental or other transfer of real estate through its listing in a publication issued primarily for such purposes; and

(2) a person employed by, or acting on behalf of, any of these.

(k) To Rent includes to lease, to sublease, to let and otherwise to grant, for a consideration, the right to occupy premises not owned by the occupant.

(l) Handicap means that a person has a physical impairment which substantially limits one or more major life activities, or that he has a record of having or is regarded as having, such physical impairment.

(m) Person includes one or more individuals, corporations, partnerships, associations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, trustees in bankruptcy, receivers and fiduciaries.

Section 4. Construction. This ordinance shall be liberally construed to effect the policy and intent stated herein. In addition, this ordinance shall be construed so as to be consistent with and supplement the Statutes and regulations of the United States and the State of Florida. It is the intent of this Board that this ordinance shall be considered a local law implementing the Federal and State Constitutional and statutory mandate by requiring fair housing, establishing an investigatory mechanism and

removing any local impairment and frustration thereof or impediment to the execution of this mandate in the manner prescribed in this ordinance.

Section 5. Severability. If any part, section, subsection or other portion of this ordinance or any application thereof to any person or circumstance is declared to be void, unconstitutional or invalid for any reason, such part, section, subsection or other portion, or the prescribed application thereof, shall be severable and the remaining provisions of this ordinance and all applications thereof not having been declared void, unconstitutional or invalid, shall remain in full force and effect. The Board declares that no invalid or prescribed provision or application was an inducement to the enactment of this ordinance and that it would have enacted this ordinance regardless of the invalid or prescribed revision or application.

Section 6. Authority to Administer Ordinance. The Board shall assign responsibility for the administration of this ordinance and for seeing that its provisions are observed and enforced to the Authority. The Authority shall be empowered to make all necessary rules to accomplish this responsibility, which rules shall not become effective until approved by the Board. The Board is authorized to appropriate and budget funds for the Authority to enable the Authority to accomplish its purposes, as provided herein.

Section 7. Cooperation with Federal, State and Local Agencies Administering Fair Housing Laws. The Authority may cooperate with State, Federal and other local agencies charged with the administration of Federal, State and local fair housing laws and, with the consent of such agencies, utilize the services of such agencies and their employees in carrying out the provisions of this ordinance. In furtherance of such cooperative efforts, the Authority may enter into written agreements with such local, State and Federal agencies to make available such appropriate funds as are necessary to carry out the purposes of this ordinance, but all such agreements shall be approved and executed by the Board.

Section 8. Discrimination in the Sale or Rental of

Housing. It is unlawful:

(a) To refuse to sell or rent after the making of a bona fide offer, to refuse to negotiate for the sale or rental of, or otherwise to make unavailable or deny a dwelling to any person because of race, color, national origin, sex, handicap or religion.

(b) 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, national origin, sex, handicap or religion.

(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, national origin, sex, handicap or religion, or an intention to make any such preference, limitation or discrimination.

(d) To represent to any person because of race, color, national origin, sex, handicap or religion, 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 a representation regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, national origin, sex, handicap or religion.

(f) To refuse to receive or transmit a bona fide offer to sell, purchase or rent a dwelling from an individual because of race, color, national origin, sex, handicap or religion.

(g) To discriminate against any person in the furnishing of facilities and services with respect to a dwelling because of race, color, national origin, sex, handicap or religion.

(h) To represent to any person because of race, color, national origin, sex, handicap or religion, that any dwelling is unavailable for inspection, sale or rental, when such housing facility is in fact so available.

(i) To make, as part of a pattern or process of discouraging the purchase, sale or rental of a dwelling in a particular block, area or neighborhood of the County, a representation to a person known to be a prospective purchaser, seller or renter, that the block, area or neighborhood may undergo, has undergone or is undergoing, a change in composition with respect to race, color, national origin, sex, handicap or religion.

(j) To promote, induce or influence, or attempt to promote, induce or influence, by the use of postal cards, letters, circulars, telephone calls, visitation or other means, directly or indirectly as a part of a pattern or process of inciting neighborhood unrest, community tension or fear of change in the composition in a block, street, neighborhood or area of the County with respect to race, color, national origin, sex, handicap or religion.

Section 9: Discrimination in the Provision of Brokerage Services.

It is unlawful to deny any person access to, or membership or participation in, any multiple listing service, real estate broker's organization or other service, 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, national origin, sex, handicap or religion.

Section 10: Discrimination in Financing of Housing.

It is a discriminatory housing practice and a violation of this ordinance for any bank, building and loan association, insurance company, mortgage banker or other corporation, association, firm, or enterprise, the business of which consists in whole or in part of the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying for a loan for the purpose of purchasing, constructing, improving, repairing, or maintaining a dwelling, or to discriminate against him in the fixing of the amount of interest rate, duration or other term or condition of such loan or other financial assistance, because of the race, color, national origin, sex, handicap or religion of such person, or of any person

associated with him, in connection with such loan or other financial assistance, for the purposes of such loan or other financial assistance, or because of the race, color, national origin, sex, handicap or religion 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 to be made or given.

Section 11: Discrimination in Building Practices.

It is a discriminatory housing practice and a violation of this ordinance for a building contractor:

(a) to refuse to design, redesign, construct, reconstruct, repair, remodel or otherwise maintain a housing facility because of the race, color, national origin, sex, handicap or religion of the owner, lessee, tenant or occupant of the housing facility; or

(b) to include in the terms, conditions or privileges of a design or construction contract pertaining to a housing facility, any clause, condition or restriction which discriminates against a person, directly or indirectly, because of race, color, national origin, sex, handicap or religion; or

(c) to discriminate in the provision of facilities or services related to a design or construction contract pertaining to a dwelling because of race, color, national origin, sex, handicap or religion.

Section 12. Other Discriminatory Practices. It is a discriminatory housing practice and a violation of this ordinance for a person:

(a) to retaliate or discriminate in any manner against a person because the latter person has opposed a discriminatory housing practice under this part, or because the latter person has made a charge or testified, assisted or participated in any manner in an investigation, proceeding or hearing under this ordinance; or

(b) to aid, abet, incite, compel or coerce a person to engage in a discriminatory housing practice under this part, or to prevent a person from complying with the provisions of this ordinance or an order of the Board issued hereunder; or

(c) by canvassing to commit or engage in a discriminatory housing practice under this part.

Section 13. Exemptions. This ordinance does not apply to:

(a) a religious corporation, organization, association or society, or any non-profit institution or organization operated, supervised or controlled by, or in conjunction with, a religious corporation, organization, association or society with respect to the sale, rental or occupancy of housing facilities which it owns or operates for other than a commercial purpose, to persons of the same religion, or to the giving of preference to such persons, unless membership in such religion is restricted on account of race, color, sex or national origin.

(b) a private club not in fact open to the public, which has, as incident to its primary purpose or purposes, the providing of lodgings which it owns or operates for other than a commercial purpose, and with respect to such lodgings, limits rental or occupancy to its members or gives preference to its members.

(c) any single-family housing facility sold or rented by the owner, provided that:

(1) the private individual owner does not own more than three such single-family housing facilities at any one time;

(2) in the case of the sale of any such single-family housing facility by a private individual owner not residing in the housing facility at the time of the sale, or who was not the most recent resident of such housing facility prior to the sale, the exemption granted by this subsection shall apply only with respect to one such sale within any twenty-four month period;

(3) the private individual owner does not own any interest in, nor is there owned or reserved on his behalf under any express or voluntary agreement, title to, or any right to, any portion of the proceeds from the sale or rental of more than three such single-family housing facilities at any one time; and

(4) the sale or rental of any such single-family housing facility shall be exempted under this subsection only if it is sold or rented:

(i) without the use in any manner of the sales or rental facilities or services of any real estate broker, agent or salesperson, or of such facilities or services of any person in the business of selling or renting housing facilities, or of any employee or agent of such broker, agent, salesperson or persons; and

(ii) without the publication, posting or mailing, after notice, of any advertisement or written notice in violation of Section 8, but nothing in this paragraph shall prohibit the use of attorneys, escrow agents, abstracters, title companies and other such professional assistance as necessary to perfect or transfer the title.

(5) rooms or units in housing facilities occupied or intended to be occupied by no more than four families living independently of one another, if the owner actually maintains and occupies one of such rooms or units as his residence.

(6) any portion of a single-family housing facility which is, or is intended to be, rented to other individuals, if the owner or a member of the owner's family resides in the housing facility and it is occupied by not more than five persons not the owner or a member of his family.

(7) a housing facility for the exclusive occupancy of a single sex if such housing facility provides only communal bath or toilet facilities for regular and ordinary use by occupants of more than one separate living unit.

Section 14: Definitions Relating to Section 13. For the purpose of Section 13(c), a person shall be deemed to be in the business of selling or renting housing facilities, if:

(a) he has, within the preceding twelve months, participated as principal in three or more transactions involving the sale or rental of any housing facility or any interest therein; or

(b) he has, within the preceding twelve months, participated as agent, other than in the sale of his own personal residence, in providing sales or rental facilities or services in two or more transactions involving the sale or rental of any housing facility or any interest therein; or

(c) he is the owner of any housing facility designated or intended for occupancy by, or occupied by, five or more families.

Section 15. Jurisdiction. The Authority shall have jurisdiction to investigate all complaints concerning violations of this ordinance and of the rules promulgated to implement this ordinance, and to seek appropriate relief and recommend remedies for violations of this ordinance and of its rules, in accordance with the procedures and authority contained herein. Upon a determination by the Authority of the existence of a probable violation of this ordinance that may not otherwise be alleviated by the informal procedures provided herein, the Authority may request a hearing before the Enforcement Board and seek enforcement under the Manatee County Code Enforcement Ordinance and the Enforcement Board shall have jurisdiction and authority to hear and decide alleged violations of, and other enforcement issues arising under, this ordinance. A hearing before the Code Enforcement Board shall be a hearing de novo and the Enforcement Board may issue such orders and grant relief in a manner consistent with the powers and authority of the Enforcement Board, as currently provided in Chapter 162, Florida Statutes, and as it may be amended and implemented by ordinances duly enacted by the Board.

Section 16. Complaints.

(a) Commencement of Proceedings; Who May File.

Any person who claims to have been injured by a discriminatory housing practice or who believes he will be irrevocably injured by a discriminatory housing practice that is about to occur, may file a complaint with the Authority. Complaints shall be in writing and shall contain such information and be in such form as the Authority requires. Upon receipt of such a complaint, the Authority shall furnish a copy of the same to the person or persons who allegedly committed, or are about to commit, the alleged discriminatory housing practice.

(b) Time for Filing. A complaint shall be filed within one hundred eighty days after the alleged discriminatory housing practice occurred. Complaints shall be in writing and shall

state the facts upon which the allegations of a discriminatory housing practice are based. Complaints may be reasonably and fairly amended at any time. A respondent may file an answer to the complaint. The Authority shall grant leave to amend the answer whenever it would be reasonable and fair to do so. Both complaints and answers shall be verified.

Section 17. Investigation of Complaint. Within thirty days after receiving a complaint, the Authority shall begin to investigate the complaint and give notice in writing to the person aggrieved whether it intends to attempt to resolve it. If the Authority decides to resolve the complaint, it shall proceed to try to eliminate or correct the alleged discriminatory housing practice by informal methods of conference, conciliation and persuasion. The Authority shall conclude the investigation as promptly as possible. All complaints and other records in the custody of the Authority or the County related to a complaint filed under this ordinance, shall be exempt from the provisions of Chapter 119, Florida Statutes, as provided in Section 119.07(3)(v).

Section 18. Evidence. Access to Records, etc. In conducting an investigation, the Authority shall have access at all reasonable times to premises, records, documents, individuals and other evidence or possible sources of evidence, and may examine, record and copy such materials, and take and record the testimony or statements of such persons as are reasonably necessary for the furtherance of the investigation.

Section 19. Conciliation Agreement. The Authority may terminate an investigation or dismiss a complaint upon acceptance of a conciliation agreement whereby the parties involved in the complaint, settle or compromise their differences. A conciliation agreement shall not be considered as evidence or admission of a prior discriminatory housing practice or violation; however, unless a conciliation agreement has been rescinded by agreement of the parties or voided by a court of competent jurisdiction, subsequent failure to comply substantially with the terms of a conciliation agreement shall be prima facie evidence of discriminatory housing practice or violation.

Section 20. Burden of Proof. In any proceeding brought pursuant to this ordinance, the burden of proof shall be on the complainant.

Section 21. Right to Sue; Enforcement. If, within thirty days after a complaint is filed, the Authority has found that no violation exists or that a probable violation exists, but has been unable to obtain voluntary compliance with this ordinance, the Authority shall notify the person aggrieved in writing of this fact and that the Authority is terminating its efforts under this ordinance or will seek enforcement, as provided in Section 23 of this ordinance. If the Authority terminates its efforts, the Authority shall have no further jurisdiction except to close its file on the complaint and, if the complaint originated by reference from the Secretary of Housing and Urban Development or another Federal agency, to return the complaint to the originating agency. The person aggrieved shall have all the rights available to him under State and Federal Law, and particularly the right of private enforcement under 42 U.S.C. 3612.

Section 22. Termination of Efforts When Lawsuit Comes to Trial. Whenever an action filed by an individual, in either Federal or State court, pursuant to 42 U.S.C. 3612, shall come to trial, the Authority shall immediately terminate all efforts to obtain voluntary compliance.

Section 23. Violations; Penalty. Upon a determination of the Authority that a person knowingly and wilfully:

(a) has committed, or procured or acquiesced in the commission of, a violation of this ordinance or a conciliation agreement, or a rule of the Authority by which a person is required to do or refrain from doing an act in furtherance of the general objectives provided in this ordinance; or

(b) has conducted, authorized, directed or conspired to conduct, authorize or direct, or procured or acquiesced in, the conducting, authorizing, directing or conspiracy to conduct, authorize or direct a reprisal against a person because that person filed a complaint or testified, assisted or participated in any manner in an investigation, proceeding or hearing; or

(c) has failed or refused, or procured or acquiesced in, a failure or refusal to observe the terms of a conciliation agreement entered pursuant to Section 19; or

(d) has obstructed or prevented, or procured or acquiesced in, the obstruction or prevention of the enforcement of, or compliance with, a rule of the Authority or a conciliation agreement; or

(e) has interfered with, or procured or acquiesced in, an interference with the performance of a duty or the exercise of a power by the Authority or one of its members or representatives.

The Authority may then notify the violator and give him a reasonable time to comply. Should the violation continue beyond the time specified for correction, the Authority may notify the Manatee County Code Enforcement Board and request a hearing pursuant to Chapter 162, Florida Statutes, and Manatee County Ordinance 82-37, as amended.

Section 24. No Relief from Liability, Duty, etc. Nothing in this ordinance shall be deemed to exempt or relieve a person from liability, duty, penalty or punishment provided or imposed by a State or Federal law or other County ordinance.

Section 25. Prima facie Evidence. In a proceeding under this ordinance, a written, printed or visual communication, advertisement or other form of publication, written inquiry, record or other document purporting to have been made by a person, is prima facie evidence that it was authorized by him.

Section 26. Provisions of this Ordinance Supplemental: It is the intent of this ordinance to provide an additional or supplemental means of obtaining compliance with the objectives set forth herein. It shall not be necessary for an aggrieved party to follow or comply with any provision of this ordinance or rule of the Authority before seeking relief under any other Law.

Section 27. Violations of this ordinance may be prosecuted in the manner provided by Section 125.69, Florida Statutes, and upon conviction, violators may be punished as provided therein.

Section 28. This ordinance shall become effective immediately upon receipt of the official acknowledgment from the Office of the

Secretary of State in Tallahassee, Florida, that this ordinance has been filed with that Office.

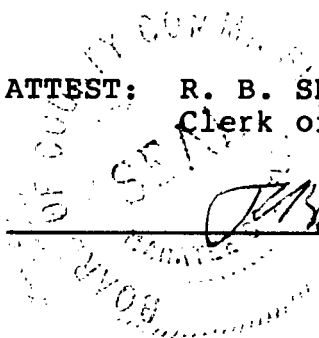
PASSED AND DULY ADOPTED by the Board of County Commissioners of Manatee County, Florida, this, the 23rd day of December, 1986.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Westwood H. Hester, Jr.

ATTEST: R. B. SHORE,
Clerk of the Circuit Court

RBS



STATE OF FLORIDA

COUNTY OF MANATEE

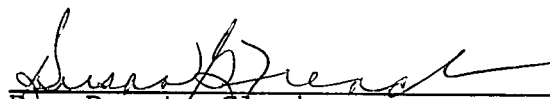
I, R. B. Shore, Clerk of Circuit Court, in and for the County of Manatee, State of Florida, do hereby certify that the foregoing is a true copy of an ORDINANCE adopted by the Board of County Commissioners of said County in session on the 23rd day of December, 1986.

SUBJECT: ORDINANCE 86-50

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, ENTITLED THE MANATEE COUNTY FAIR HOUSING ORDINANCE; PROVIDING INTENT WITH RESPECT TO THE ORDINANCE; PROVIDING DEFINITIONS; PROVIDING FOR THE CONSTRUCTION OF THE ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ESTABLISHMENT OF AN AUTHORITY TO ADMINISTER THIS ORDINANCE; PROVIDING THE POWERS AND DUTIES OF THE AUTHORITY; PROVIDING FOR THE COOPERATION WITH FEDERAL, STATE AND LOCAL AGENCIES ADMINISTERING FAIR HOUSING LAWS; PROHIBITING DISCRIMINATORY PRACTICES OF SALE OR RENTAL OF HOUSING; PROHIBITING DISCRIMINATORY PRACTICES IN THE FINANCING OF HOUSES; PROHIBITING DISCRIMINATORY PRACTICES IN THE PROVISION OF BROKERAGE SERVICES; PROHIBITING DISCRIMINATORY BUILDING PRACTICES; PROHIBITING OTHER DISCRIMINATORY PRACTICES; PROVIDING CERTAIN EXEMPTIONS; PROVIDING FOR THE FILING OF COMPLAINTS; PROVIDING FOR INVESTIGATIONS OF ALLEGATIONS OF DISCRIMINATION; PROVIDING FOR THE ISSUANCE OF SUBPOENAS AND THE ADMINISTRATION OF OATHS; PROVIDING FOR THE REVOCATION AND MODIFICATION OF SUBPOENAS; PROVIDING FOR CONCILIATION AGREEMENTS; ESTABLISHING BURDENS OF PROOF; PROVIDING FOR THE ENFORCEMENT; PROVIDING PENALTIES; AND PROVIDING AN EFFECTIVE DATE.

WITNESS My Hand and Official Seal this the 24th day of December, 1986, in Bradenton, Florida.

R. B. Shore, Clerk of Circuit Court
Manatee County, Florida


By: Deputy Clerk



FLORIDA DEPARTMENT OF STATE

George Firestone
Secretary of State

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December 30, 1986

R. B. Shore
Clerk of the Circuit Court
P.O. Box 1000
Manatee County Courthouse
Bradenton, Florida 33506

CLERK OF CIRCUIT COURT
MANATEE COUNTY FLORIDA

Dear Sir:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of December 24, 1986
and certified copy/ies of Manatee
County Ordinance(s) No. 86-50
2. Receipt of _____ County Ordinance(s)
relative to:
 - (a) _____
which we have numbered _____
 - (b) _____
which we have numbered _____
3. We have filed this/these ordinance(s) in this office
on December 29, 1986.
4. The original/duplicate copy/ies showing the filing
is/are being returned for your records.

Cordially,

(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

LC/

Enclosure