

Ordinance No. 92497

AN ORDINANCE defining and prohibiting unfair housing practices in the sale and offering for sale and in the rental and offering for rent and in the financing of housing accommodations, and defining offenses and prescribing penalties, all subject to ratification at the general municipal election on March 10, 1964.

~~BILL NO. 219232~~

Council Bill No. 83994

INTRODUCED: NOV 18 1963	BY: Judiciary
REFERRED: NOV 18 1963	TO: COMMITTEE OF WHOLE
REFERRED:	
REPORTED: NOV 20 1963	SECOND READING: NOV 20 1963
THIRD READING: NOV 20 1963	SIGNED: NOV 20 1963
PRESENTED TO MAYOR: NOV 20 1963	APPROVED: NOV 27 1963
RETD. TO CITY CLERK: NOV 27 1963	PUBLISHED: NOV 30 1963
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:
ENGROSSED:	BY:
VOL..... PAGE.....	

Ord. 92533 - Submits Charter referendum to voters

ORDINANCE 32197

AN ORDINANCE defining and prohibiting unfair housing practices in the sale and offering for sale and in the rental and offering for rent and in the financing of housing accommodations, and defining offenses and prescribing penalties, all subject to ratification at the general municipal election on March 10, 1964.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Definitions. Definitions as used in this ordinance, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

(1) "Housing Accommodations" shall include any dwelling, or dwelling unit, rooming unit, rooming house, lot or parcel of land in The City of Seattle which is used, intended to be used, or arranged or designed to be used as, or improved with, a residential structure for one or more human beings.

(2) "Dwelling" includes any building containing one or more dwelling units.

(3) "Dwelling Unit" includes a suite of rooms for occupancy by one family containing space for living, sleeping, and preparation of food, and containing toilet and bathing facilities.

(4) "Rooming Unit" includes one or more rooms within a dwelling unit or rooming house containing space for living and sleeping.

(5) "Person" includes one or more individuals, partnership, or other organizations, trade or professional associations, corporations, legal representatives, trustees, trustees in bankruptcy, and receivers.

(6) "Owners" include persons who own, lease, sublease, rent, operate, manage, have charge of, control, or have the right of ownership, possession, management, charge, or control of the housing accommodation, on their own behalf or on behalf of another.

(7) "Occupant" includes any person who has established residence or has the right to occupancy in a housing accommodation.

(8) "Prospective Occupant" includes any person who seeks to purchase, lease, sublease or rent a housing accommodation.

(9) "Real Estate Broker" includes any person who for a fee, commission, or other valuable consideration, lists for sale, sells, purchases, exchanges, leases, or subleases, rents, or negotiates or offers or attempts to negotiate the sale, purchase, exchange, lease, sublease or rental of a housing accommodation of another, or holds himself out as engaged in the business of selling, purchasing, exchanging, listing, leasing, subleasing, or renting a housing accommodation of another, or collects the rental for the use of a housing accommodation of another.

(10) "Real Estate Agent, Salesman, or Employee" includes any person employed by or associated with a real estate broker to perform or assist in the performance of any or all of the functions of a real estate broker.

(11) "Lender" includes any bank, insurance company, savings or building and loan association, credit union, trust company, mortgage company, or other person engaged wholly or partly in the business of lending money for the financing or acquisition, construction, repair, or maintenance of a housing accommodation.

(12) "Prospective Borrower" includes any person who seeks to borrow money to finance the acquisition, construction, repair, or maintenance of a housing accommodation.

(13) "Unfair Housing Practice" means any act prohibited by this ordinance.

(14) "Person Aggrieved" means any person against whom any alleged unfair housing practice has been committed.

(15) "Respondent" means any person who is alleged to have committed an unfair housing practice.

(16) "Commission" means the Seattle Human Rights Commission established by Ordinance 92191.

Section 2. Unfair Housing Practices as hereinafter defined in the sale and offering for sale and in the rental and offering for rent of housing accommodations are contrary to the public peace, health, safety and general welfare and are hereby prohibited by The City of Seattle in the exercise of its police power.

Section 3. Unfair Housing Practices Forbidden.

(1) No owner, lessee, sublessee, assignee, real estate broker, real estate salesman, managing agent of, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation shall refuse to sell, rent, lease, sublease, assign, transfer, or otherwise deny to, or withhold from any person or group of persons such housing accommodations, or segregate the use thereof, or represent that such housing accommodations are not available for inspection, when in fact they are so available. or expel or evict an occupant from a housing accommodation because of the race, color, religion, ancestry or national origin, of such person or persons, or discriminate against or segregate any person because of his race, color, religion, ancestry or national origin, in the terms, conditions, or privileges of the sale, rental, lease, sublease, assignment, transfer, or other disposition of any such housing accommodations or in the furnishing of facilities or services in connection therewith.

(2) A real estate broker, agent, salesman, or employee shall not, because of race, color, religion, ancestry, or national origin of an occupant, purchaser, prospective occupant, or prospective purchaser:

(a) Refuse or intentionally fail to list or discriminate in listing a housing accommodation for sale, rent, lease, or sublease.

(b) Refuse or intentionally fail to show to a prospective occupant the housing accommodation listed for sale, rental, lease, or sublease.

(c) Refuse or intentionally fail to accept and/or transmit to an owner any reasonable offer to purchase, lease, rent or sublease a housing accommodation.

(d) Otherwise discriminate against an occupant, prospective occupant, purchaser, or prospective purchaser of a housing accommodation.

(3) No person, bank, banking organization, mortgage company, insurance company, or other financial institution or lender, or any agent or employee thereof, to whom application is made for financial assistance for the purchase, lease, acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodation shall -

(a) discriminate against any person or group of persons because of race, color, religion, ancestry, or national origin of such person or group of persons or of the prospective occupants or tenants of such real property in the granting, withholding, extending, modifying, or renewing, or in the rates, terms, conditions, or privileges of, any such financial assistance or in the extension of services in connection therewith; or

(b) use any form of application for such financial assistance, or make any record of inquiry in connection with applications for such financial assistance which expresses, directly or indirectly, any limitation, specification, or discrimination, on the ground of race, color, religion, ancestry or national origin.

(4) An owner, person, real estate broker, agent, salesman, employee, or lender shall not:

(a) Require any information, make, or keep any record, or use any form of application containing questions or entries concerning race, color, religion, ancestry, or national origin in connection with the sale, rental, lease, or sublease of any housing accommodation.

(b) Publish, circulate, issue, or display, or cause to be published, circulated, issued, or displayed, any communication, notice, advertisement, or sign of any kind relating to the sale, rental, lease, sublease, assignment, transfer, or listing of a housing accommodation or accommodations which indicate any preference, limitation, specification, or discrimination based on race, color, religion, ancestry, or national origin.

(c) Aid, abet, incite, compel, or coerce the doing of any act defined in this ordinance as an unfair housing practice; or obstruct or discriminate against a person in any manner because he has complied or proposes to comply with the provisions of this ordinance or has filed a complaint, testified, or assisted in any proceeding under this ordinance, or any order issued thereunder, or attempt, either directly or indirectly, to commit any act defined in this ordinance to be an unfair housing practice or apply any economic sanctions or deny any membership privileges because of compliance with the provisions of this ordinance.

Section 4. Enforcement Procedures.

(1) A statement alleging a violation of this ordinance may be made by the Commission itself or by an aggrieved person. Such statement shall be in writing and signed by the charging party, shall be filed with the Commission within thirty (30) days after the alleged discriminatory act, and shall contain such particulars as the

Commission, by regulation, may require. The Commission shall promptly furnish a copy of such statement to the party charged.

(2) The Commission shall investigate all charges filed with it, proceeding in each case in such manner as it deems appropriate. If, after such inquiry and hearings as the Commission considers proper, the Commission determines that no probable cause exists to believe that an unfair housing practice has occurred, the charge shall be dismissed.

(3) If the Commission determines, after such investigation that probable cause exists to believe that an unfair housing practice has occurred, it shall endeavor to eliminate or remedy such violation by means of conciliation and persuasion.

(4) In any case in which the Commission finds that an unfair housing practice has occurred, and that all reasonable efforts to eliminate or remedy such unfair practice by conciliation and persuasion have been made and have failed, the Commission shall forward its file to the Mayor who shall see that this ordinance is enforced as provided in Seattle Charter Article V, Sec. 2.

(5) The Commission, in the performance of its functions, may enlist the aid of all the departments of the City government, and all said departments are hereby directed to fully cooperate with the Commission.

(6) The Commission, in carrying out the specific duties imposed by this ordinance, may request the aid of said City Council through its proper committees in the conduct of any further investigation, including the use of its subpoena powers.

Section 5. Rules. The Commission may adopt such rules and regulations as it deems necessary not inconsistent with the provisions of this ordinance.

Section 6. Exclusions. Nothing in this ordinance shall:

(1) Apply to the renting, subrenting, leasing or subleasing to not more than two human beings of any portion of a dwelling unit while occupied as such;

(2) Be interpreted to prohibit any person from making a choice from among prospective purchasers or tenants of property on the basis of factors other than race, color, religion, ancestry or national origin.

Section 7. Penalty. Upon conviction of violation of this ordinance, the guilty party or parties shall be subject to a fine of not more than \$500.00.

Section 8. Severability. The provisions of this ordinance are severable and if any provision, sentence, clause, section or part thereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the intent of the City Council that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or circumstances to which the ordinance or any part thereof is inapplicable had been specifically exempted therefrom.

Section 9. This ordinance shall take effect and be in force after ratification by the electors (voters) at the General Municipal Election on March 10, 1964 and in accordance with the provisions of the City Charter.

PASSED by the City Council the 26 day of November,
1963, and signed by me in open session in authentication of its
passage this 26 day of November, 1963.

Floyd C. Miller
President of the City Council

Approved by me this 27 day of November, 1963.

Gordon J. Clinton
Mayor

Filed by me this 27 day of November, 1963.

Attest: A. Grandson
City Comptroller & City Clerk

By: M. A. Ferrell
Deputy Clerk

(Seal)

Published NOV 30 1963

ASSISTANT CORPORATION COUNSEL

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THE CITY OF SEATTLE
LAW DEPARTMENT

10TH FLOOR SEATTLE MUNICIPAL BUILDING

~~MAX WANSBORN~~, CORPORATION COUNSEL

A. L. Newbould

November 15, 1963

CITY PROSECUTORS

BRUCE M. DOUGALL
ROBERT M. ELIAS

JUNIOR ASSISTANTS

CONRAD SMEETH
WILLIAM L. PARKER

SECRETARY

FAYE FORDE

CLAIM AGENT

JOHN F. COOPER

Committee of the Whole
City Council
Seattle

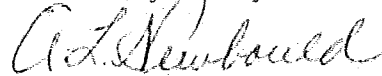
Honorable Members:

Pursuant to your request we have prepared in form for passage and transmit herewith a proposed ordinance defining and prohibiting unfair housing practices in the sale and offering for sale and in the rental and offering for rent and in the financing of housing accommodations, and defining offenses and prescribing penalties, all subject to ratification at the general municipal election on March 10, 1964, as recommended by the Human Rights Commission in C.F. 249030 and modified by the Council Committee of the Whole on October 25, 1963.

Also required is legislation providing for submission to the voters by Charter Referendum the ordinance above referred to, which submission ordinance we will prepare and transmit without further request.

C.F. 249030 which accompanied your request is herewith returned.

Yours very truly



A. L. NEWBOULD
Corporation Counsel

ALN:FF
Encs

City of Seattle

OFFICE OF THE COMPTROLLER

Seattle 4, Washington



C. G. ERLANDSON
CITY COMPTROLLER

JOHN B. KELLUM
CHIEF DEPUTY COMPTROLLER

DECEMBER 12, 1963

MR. ROBERT A. MORRIS
KING COUNTY AUDITOR
KING COUNTY COURTHOUSE
SEATTLE, WASHINGTON 98104

ATTENTION: MR. EDWARD J. LOGAN
SUPERINTENDENT OF ELECTIONS

DEAR SIR:

HEREWITH ENCLOSED YOU WILL FIND THE FOLLOWING DOCUMENTS RELATING TO REFERENDUM NO. 1 TO BE VOTED UPON AT THE GENERAL MUNICIPAL ELECTION ON MARCH 10, 1964.

CERTIFIED COPY OF ORDINANCE NO. 92497 DEFINING AND PROHIBITING UNFAIR HOUSING PRACTICES IN THE SALE AND OFFERING FOR SALE AND IN THE RENTAL AND OFFERING FOR RENT AND IN THE FINANCING OF HOUSING ACCOMMODATIONS, AND DEFINING OFFENSES AND PRESCRIBING PENALTIES, ALL SUBJECT TO RATIFICATION AT THE GENERAL MUNICIPAL ELECTION ON MARCH 10, 1964.

CERTIFIED COPY OF ORDINANCE NO. 92533 SUBMITTING TO THE VOTERS BY CHARTER REFERENDUM, ORDINANCE NO. 92497 DEFINING AND PROHIBITING UNFAIR HOUSING PRACTICES; PROVIDING FOR CERTIFICATION TO THE AUDITOR OF KING COUNTY OF THE REFERENDUM PROPOSITION FOR RATIFICATION OR REJECTION AT THE GENERAL MUNICIPAL ELECTION OF MARCH 10, 1964 AND PRESCRIBING THE BALLOT TITLE THEREFOR.

BALLOT TITLE ON THIS REFERENDUM WILL BE AS FOLLOWS:

"REFERENDUM NO. 1

(CAPTION) ORDINANCE PROHIBITING DISCRIMINATORY HOUSING PRACTICES

SHALL ORDINANCE NO. 92497 ENTITLED:

"AN ORDINANCE DEFINING AND PROHIBITING UNFAIR HOUSING PRACTICES IN THE SALE AND OFFERING FOR SALE AND IN THE RENTAL AND OFFERING FOR RENT AND IN THE FINANCING OF HOUSING ACCOMMODATIONS, AND DEFINING OFFENSES AND PRESCRIBING PENALTIES, ALL SUBJECT TO RATIFICATION AT THE GENERAL MUNICIPAL ELECTION ON MARCH 10, 1964,

PROHIBITING DISCRIMINATION IN HOUSING ACCOMMODATION TRANSACTIONS BASED

ON RACE, COLOR, RELIGION, ANCESTRY OR NATIONAL ORIGIN, BE SATISFIED AND
CONFIRMED?

YES _____ NO _____"

VERY TRULY YOURS,

CITY COMPTROLLER

ENC. CERTIFIED COPIES OF
ORD. 92497 AND 92533
WITH AFFIDAVITS OF
PUBLICATION

CC: CORPORATION COUNSEL

ORDINANCE NO. 92497

AN ORDINANCE defining and prohibiting unfair housing practices in the sale and offering for sale and in the rental and offering for rent and in the financing of housing accommodations, and defining offenses and prescribing penalties, all subject to ratification at the general municipal election on March 10, 1964.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DEFINITIONS. Definitions as used in this ordinance, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

(1) "Housing Accommodations" shall include any dwelling, or dwelling unit, rooming unit, rooming house, lot or part of a lot in the City of Seattle which is used, intended to be used, or arranged or designed to be used as, or improved with a residential structure for rent or more human beings.

(2) "Dwelling Unit" includes any building containing one or more dwelling units.

(3) "Dwelling Unit" includes a suite of rooms for occupancy by one family containing space for living, sleeping, and preparation of food, and containing toilet and bathing facilities.

(4) "Rooming Unit" includes one or more rooms within a dwelling unit or rooming house containing space for living and sleeping.

(5) "Person" includes one or more individuals, partnerships, or other organizations, trade or professional associations, corporations, legal representatives, trustees, trustees in bankruptcy, and receivers.

(6) "Owners" include persons who own, lease, sublease, rent, operate, manage, have charge of, control, or have the right of ownership, possession, management, charge, or control of the housing accommodations, on their own behalf or on behalf of another.

(7) "Occupant" includes any persons who has established residence or has the right of occupancy in a housing accommodation.

(8) "Prospective Occupant" includes any person who seeks to purchase, lease, or rent a housing accommodation.

(9) "Real Estate Broker" includes any person who for a fee, commission, or other valuable consideration, assists in the purchase, exchanges, leases, or subleases, rent, or negotiate or offers or attempts to negotiate the sale, purchase, exchange, lease, sublease or rental of a housing accommodation of another or hold himself out as engaged in the business of selling, purchasing, exchanging, listing, leasing, subleasing, or renting a housing accommodation of another, or collects the rental for the use of a housing accommodation of another.

(10) "Real Estate Agent, Salesman, or Employee" includes any person employed by or associated with a real estate broker to perform or assist in the performance of any or all of the functions of a real estate broker.

(11) "Lender" includes any bank, insurance company, savings or building and loan association, credit union, trust company, mortgage company, or other person engaged wholly or partly in the business of lending money for the financing or acquisition, construction, repair or maintenance of a housing accommodation.

(12) "Prospective Borrower" includes any person who seeks to borrow money to finance the acquisition, construction, repair, or maintenance of a housing accommodation.

(13) "Unfair Housing Practice" means any act prohibited by this ordinance.

(14) "Person Aggrieved" means any person against whom any alleged unfair housing practice has been committed.

(15) "Respondent" means any person who is alleged to have committed an unfair housing practice.

(16) "Commission" means the Seattle Human Rights Commission established by Ordinance 92191.

Section 2. UNFAIR HOUSING PRACTICES AS HEREINAFTER DEFINED IN THE SALE AND OFFERING FOR SALE AND IN THE RENTAL AND OFFERING FOR RENT OF HOUSING ACCOMMODATIONS ARE CONTRARY TO THE PUBLIC PEACE, HEALTH, SAFETY AND GENERAL WELFARE AND ARE HEREBY PROHIBITED BY THE CITY OF SEATTLE IN THE EXERCISE OF ITS POLICE POWER.

Section 3. UNFAIR HOUSING PRACTICES FORBIDDEN.

(1) No owner, lessee, sublessee, assignee, real estate broker, real estate salesman, manager or agent, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation shall refuse to sell, rent, lease, sublease, assign, transfer, or otherwise deny, withhold, or hold from any person or group of persons such housing accommodations, or segregate the use thereof, or refuse that such housing accommodations are not available for inspection, when in fact they are so available, or exclude or evict an occupant from a housing accommodation because of the race, color, religion, ancestry or national origin of such person or persons, or discriminate against or segregate any person because of his race, color, religion, ancestry or national origin in the terms, conditions, or privileges of the sale, lease, sublease, assignment, transfer, or

color, religion, ancestry or national origin.

(4) An owner, person, real estate broker, agent, salesman, employee, or lender shall not:

(a) Require any information, make, or keep any record, or use any form of application containing questions or entries concerning race, color, religion, ancestry, or national origin in connection with the sale, rental, lease, or sublease of any housing accommodation.

(b) Publish, circulate, issue, or display, or cause to be published, circulated, issued, or displayed, any communication, notice, advertisement, or sign of any kind relating to the sale, rental, lease, sublease, assignment, or offering of a housing accommodation or accommodations which indicate any preference, limitation, exclusion, or restriction based on race, color, religion, ancestry, or national origin.

(c) Aid, abet, incite, compel, or coerce the doing of any act defined in this ordinance as an unfair housing practice; or obstruct or discriminate against a person in any manner because he has complied or proposes to comply with the provisions of this ordinance; or has filed a complaint, testified, or assisted in any proceeding under this ordinance, or any order issued thereunder, or attempted either directly or indirectly, to commit any act defined in this ordinance to be an unfair housing practice; or deny any membership privileges because of compliance with the provisions of this ordinance.

Section 4. ENFORCEMENT PROCEDURES.

(1) A statement alleging a violation of this ordinance may be made by the Commission itself or by any person. Such statement shall be in writing and signed by the charging party, shall be filed with the Commission within thirty days after the alleged discriminatory act, and shall contain such particulars as the Commission, by resolution, may require. The Commission shall promptly furnish a copy of such statement to the party charged.

(2) The Commission shall investigate all charges filed with it, proceeding in each case in such manner as it deems appropriate. If after such inquiry and hearings proper, the Commission determines that no probable cause exists to believe that an unfair housing practice has occurred, the charge shall be dismissed.

(3) If the Commission determines, after such investigation that probable cause exists to believe that an unfair housing practice has occurred, it shall endeavor in all attempts of remedy by means of conciliation and persuasion.

(4) In any case in which the Commission finds that an unfair housing practice has occurred, and that all reasonable efforts to eliminate or remedy such unfair practice by conciliation and persuasion have been made and have failed, the Commission shall forward its file to the Mayor who shall see that this ordinance is enforced as provided in Seattle Charter Article V, Sec. 2.

(5) The Commission, in the performance of its functions, may enlist the aid of all the departments of the City government, and all said departments are hereby directed to fully cooperate with the Commission.

(6) The Commission, in carrying out the specific duties imposed by this ordinance, may request the aid of said City Council through its proper committees in the conduct of any further investigation, including the use of its subpoena powers.

Section 5. RULES. The Commission may adopt such rules and regulations as it deems necessary not inconsistent with the provisions of this ordinance.

Section 6. EXCLUSIONS. Nothing in this ordinance shall:

(1) Apply to the renting, sub-renting, leasing or subleasing to not more than two human beings of any portion of a dwelling unit while occupied as such;

(2) Be interpreted to prohibit any person from making a choice from among prospective purchasers or tenants of property on the basis of factors other than race, color, religion, ancestry or national origin.

Section 7. PENALTY. Upon conviction of violation of this ordinance, the guilty party or parties shall be subject to a fine of not more than \$500.00.

Section 8. SEVERABILITY. The provisions of this ordinance are severable and if any provision, sentence, clause, section or part thereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the intent of the City Council that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or circumstances to which the ordinance or any part thereof is inapplicable had been specifically exempted therefrom.

Section 9. This ordinance shall take effect and go into force after ratification by the electors (voted at the General Municipal Election on March 10, 1964 and

City of Publication

INGTON, ss. ING

first duly sworn, on oath deposes and testifies that he is the publisher and business manager and one of the publishers of the English American Journal of Commerce, a daily newspaper, is a legal newspaper and it is now and has been six months prior to the date of the foregoing referred to, published in the English language as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time an office maintained at the aforesaid address of said newspaper. That the said Daily Journal of Commerce was published on the 12th day of June, 1941, by the Superior Court of

is a true copy of
No. 92497
as it was published in the regular issue (in the form) of said newspaper on the 12th day of November, 1963, and that said newspaper is regularly distributed to its subscribers during

M. E. Brown
Subscribed and sworn to before me this 12th day of November 1963
James J. Brown
Notary Public for the State of Washington, residing at Seattle, Washington (retired by Washington State Press Association.)

(6) "Occupant" includes any person who has established residence or has the right to occupancy in a housing accommodation.

(7) "Prospective Occupant" includes any person who seeks to purchase, lease, sublease or rent a housing accommodation.

(8) "Real Estate Broker" includes any person who for a fee, commission, or gratuity, lists for sale, sells, purchases, exchanges, leases, or subleases, rent, or negotiates or offers or attempts to obtain for another, purchase, exchange, lease, sublease or rental of a housing accommodation as engaged or holds himself out as engaged in the business of selling, purchasing, exchanging, listing, leasing, subleasing, or renting a housing accommodation of another, or collects the rental for the use of a housing accommodation of another.

(9) "Real Estate Agent, Salesman, or Employee" includes any person employed by or associated with a real estate broker to perform or assist in the performance of any or all of the functions of a real estate broker.

(10) "Lender" includes any bank, insurance company, savings or building and loan association, credit union, trust company, mortgage company, or other financial institution, wholly or partly in the business of lending money for the financing or acquisition, construction, repair or maintenance of a housing accommodation.

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Section 2. UNFAIR HOUSING PRACTICES. Hereinafter defined in the title and offering for sale and in the rental and offering for rent of housing accommodations are contrary to the public peace, health, safety and general welfare and are hereby prohibited by the City of Seattle in the exercise of its police power.

Section 3. UNFAIR HOUSING PRACTICES FORBIDDEN.

(1) No owner, lessee, sublessee, assignee, real estate broker, real estate salesman, managing agent, or other person having the right to sell, rent, lease, sublease, assign, transfer, or otherwise dispose of a housing accommodation shall refuse to sell, rent, lease, sublease, assign, transfer, or otherwise deny to, or withhold from any person or group of persons such housing accommodations, or segregate the use thereof, or represent that such housing accommodations are not available for inspection, when in fact they are so available, or expel or evict an occupant from a housing accommodation because of the race, color, religion, ancestry or national origin, of such person or persons, or discriminate against or segregate any person because of his race, color, religion, ancestry or national origin, in the terms, conditions, or privileges of the sale, rental, lease, sublease, assignment, transfer, or other disposition of any such housing accommodations or in the furnishing of facilities or services in connection therewith.

(2) A real estate broker, agent, salesman, or employee shall not, because of race, color, religion, ancestry, or national origin of an occupant, purchaser, prospective occupant, or prospective purchaser:

(a) Refuse or intentionally fail to list or discriminate in listing a housing accommodation for sale, rent, lease, or sublease.

(b) Refuse or intentionally fail to show to a prospective occupant the housing accommodation listed for sale, rental, lease, or sublease.

(c) Refuse or intentionally fail to accept and/or transmit to an owner any reasonable offer to purchase, lease, rent or sublease a housing accommodation.

(d) Otherwise discriminate against an occupant, prospective occupant, purchaser, or prospective purchaser of a housing accommodation.

(3) No person, bank, banking organization, mortgage company, insurance company or other financial institution or lender, or any agent or employee thereof, to whom application is made for financial assistance for the purchase, lease, acquisition, construction, rehabilitation, repair, or maintenance of any housing accommodation shall:

(a) discriminate against any person or group of persons because of race, color, religion, ancestry, or national origin of such person or group of persons or of the prospective occupants or tenants of such real property in the granting, withholding, extending, modifying or renewing, or in the rates, terms, conditions, or privileges of, any such financial assistance, or in the extension of services in connection therewith; or

(b) use any form of application for such financial assistance, or make any record of inquiry in connection with applications for such financial assistance which expresses, directly or indirectly, any limitation, specification, or discrimination, on the ground of race,

shall be filed with the Commission within thirty (30) days after the alleged discriminatory act, and shall contain such particulars as the Commission, by resolution, may require. The Commission shall promptly furnish a copy of such statement to the party charged.

(2) The Commission shall investigate all charges filed with it, proceeding in each case in such manner as it deems appropriate. If, after such inquiry and hearings as the Commission considers proper, the Commission determines that no probable cause exists to believe that an unfair housing practice has occurred, the charge shall be dismissed.

(3) If the Commission determines, after such investigation, that probable cause exists to believe that an unfair housing practice has occurred, it shall endeavor to eliminate or remedy such violation by means of conciliation and persuasion.

(4) In any case in which the Commission finds that an unfair housing practice has occurred, and that all reasonable efforts to eliminate or remedy such unfair practice by conciliation and persuasion have been made and have failed, the Commission shall forward its file to the Mayor who shall see that this ordinance is enforced as provided in Seattle Charter Article V, Sec. 2.

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(1) Apply to the renting, sub-renting, leasing or subleasing to not more than two human beings of any portion of a dwelling unit while occupied as such;

(2) Be interpreted to prohibit any person from making a choice from among prospective purchasers or tenants of property on the basis of factors other than race, color, religion, ancestry or national origin.

Section 7. PENALTY. Upon conviction of violation of this ordinance, the guilty party or parties shall be subject to a fine of not more than \$500.00.

Section 8. SEVERABILITY. The provisions of this ordinance are severable and if any provision, sentence, clause, section or part thereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, illegally, invalidly, unconstitutionally or inapplicably shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this ordinance or their application to other persons or circumstances. It is hereby declared to be the intent of the City Council that this ordinance would have been adopted if such illegal, invalid or unconstitutional provision, sentence, clause, section or part had not been included therein, and if the person or persons to which the ordinance or any part thereof is inapplicable had been specifically exempted therefrom.

Section 9. This ordinance shall take effect and be in force after ratification by the electors (voters) at the General Municipal Election on March 10, 1963 and in accordance with the provisions of the City Charter.

PASSED by the City Council on the 26th day of November, 1963, and signed by me in open session in authentication of its passage this 26th day of November, 1963.

FLOYD C. MILLER, President of the City Council.

Approved by me this 27th day of November, 1963.

GORDON S. CLINTON, Mayor.

Filed by me this 27th day of November, 1963.

Attest: C. G. ERLANDSON, City Comptroller and City Clerk.

(Seal) By: W. A. PERINE, Deputy Clerk.

Date of official publication in the Daily Journal of Commerce, Seattle, November 30, 1963. (C-654)

M. E. Brown
Subscribed and sworn to before me this
November 1963

for the State of Washington, residing at Seattle.
(attorney by Washington State Press Association.)