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1995 ASSEMBLY BILL 662

November 7, 1995 - Introduced by Representatives Grothman, Albers, Duff, Foti, GOETSCH, GREEN, GUNDERSON, KREIBICH, LADWIG, F. LASEE, LAZICH, LORGE, NASS, OLSEN, OTTE, OWENS, SCHNEIDERS, SILBAUGH, SKINDRUD and URBAN, cosponsored by Senators Welch, Huelsman, Petak and Schultz. Referred to Committee on Housing.

- AN ACT to amend 101.22 (5m) (em) 2.; and to create 66.432 (4) and 101.22 (5m) 1
- 2 (em) 2. b. of the statutes; **relating to:** an exemption from housing equal rights 3 requirements.

Analysis by the Legislative Reference Bureau

Under current law, a person may not discriminate in housing based on the age, ancestry, color, disability, family status, lawful source of income, marital status, national origin, race, religion, sex or sexual orientation of another person. This bill adds an exemption to this prohibition, permitting owner-occupiers of a dwelling that contains independent living units of 4 or less to discriminate in the provision of housing in that dwelling. The bill requires local ordinances to be consistent with this exemption.

For further information see the **state and local** fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

- **Section 1.** 66.432 (4) of the statutes is created to read: 4
- 5 66.432 (4) Exception. No political subdivision may enact or enforce an 6 ordinance under sub. (2) that contains a provision that is inconsistent with the exemption created under s. 101.22 (5m) (em) 2. b.
 - **Section 2.** 101.22 (5m) (em) 2. of the statutes is amended to read:

101.22 (5m) (em) 2. Any advertisement or written notice published, posted or
mailed in connection with the rental or lease of a dwelling unit under subd. 1. may
not violate sub. (2) (d), 42 USC 3604 (c), or any rules or regulations promulgated
under this section or 42 USC 3601 to 3619, except that such an as follows:

<u>a. An</u> advertisement or written notice may be for a person of the same sex as the individual who seeks a person to share the dwelling unit for which the advertisement or written notice is placed.

Section 3. 101.22 (5m) (em) 2. b. of the statutes is created to read:

101.22 **(5m)** (em) 2. b. Nothing in this section applies to rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than 4 families living independently of each other, if the owner of the dwelling actually maintains and occupies one of the living quarters as his or her residence.

13 (END)