

## **Town of New Lebanon**

### **Fair Housing Policy**

#### **POLICY:**

Pursuant to the Federal Fair Housing Act (42 U.S.C. § 3601 et seq.) and the New York State Human Rights Law (Executive Law Article 15), it is the policy of the Town of New Lebanon (“Town”) to ensure equal opportunity in housing for all persons regardless of race, color, religion, national origin, sex, disability, familial status, age, marital status, military status, sexual orientation, gender identity or expression, lawful source of income, status as a victim of domestic violence or any other legally-protected class.

#### **PURPOSE:**

To ensure fairness in equity and access to housing to the Town’s residents without regard to race, color, religion, national origin, sex, disability, familial status, age, marital status, military status, sexual orientation, gender identity or expression, lawful source of income, status as a victim of domestic violence or any other legally-protected class.

#### **PROCEDURE:**

The Town shall comply with its obligations under the Federal Fair Housing Act and the New York State Human Rights Law as it relates to fair housing.

The Town shall prohibit discrimination (as provided for by federal and state law) on the basis of the above-enumerated protected classes, in the sale, rental and lease (including but not limited to any terms, conditions or privileges thereof, such as applications for housing, advertisements for housing, financing of housing, provision of brokerage services, etc.) of covered housing.

Further, and to the extent applicable under federal and state law, the Town shall provide a reasonable accommodation to rules, policies, practices or services, when such accommodation may be necessary to afford a qualified individual with a disability equal opportunity to the use and enjoyment of a dwelling.

Lastly, the Town shall not interpret nor enforce housing policies, including zoning decisions, in a discriminatory manner, in a manner that restricts or denies equal housing opportunities on the basis of any of the above-enumerated protected classes or in a manner that violates federal and state fair housing laws.

Any person alleged to have been aggrieved by a discriminatory practice as it relates to fair housing in the Town may make a complaint to the Town Supervisor, and such complaint shall be promptly investigated. Individuals who file a complaint pursuant to this policy shall be protected from retaliation. Further, the Town shall not coerce, intimidate, threaten or interfere with any person in the exercise or enjoyment of any right guaranteed by the federal and state fair housing laws or this policy.

TB Adopted 12/12/2023; TB Amended 8/13/2024; Rev No Chgs 8/12/2025

Nothing in this policy shall be construed to limit an individual's right to file a complaint with any other federal or state governmental agency relative to federal and state fair housing laws, including the United States Department of Housing and Urban Development, United States Department of Justice, the New York State Attorney General's Office or the New York State Division of Human Rights.

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