

**Bill No.:** SF0132 **Effective:** 7/1/2015

**LSO No.:** 15LSO-0543

**Enrolled Act No.:** SEA 71

**Chapter No.:** 171

**Prime Sponsor:** Scott

**Catch Title:** Wyoming Fair Housing Act.

**Subject:** Enacts the Wyoming Fair Housing Act

**Summary/Major Elements:**

- This act:
  - Prohibits discrimination by owners or brokerage agents in the sale or rental of real property on the basis of race, color, religion, sex, disability, familial status or national origin;
  - Provides exemptions for:
    - A private sale of a residence by an owner of fewer than three residences, who sells without using a brokerage agent;
    - The sale or rental of dwelling units in a building having fewer than four families if the owner occupies one of the units;
    - Religious organization limiting sale or rental of dwellings owned by the organizations to members of the religion;
    - Private clubs limiting sale or rental of dwellings owned by the club to members of the club.
  - Designates a Wyoming state agency or nonprofit Wyoming corporation acceptable to the Dept. of Housing and Urban Development as the enforcing authority, whose substantive rules shall be at least as strict as federal fair housing regulations, and directs them to investigate fair housing complaints;
  - Allows a complainant or respondent to elect an administrative hearing arranged by the enforcement authority or a civil action brought by the attorney general;
  - Creates the fair housing account for the deposit of federal grants and continuously appropriates those grants to the attorney general;
  - Provides for a civil remedy including the award of attorney fees;
  - Creates a misdemeanor offense for intimidation or interference with rights under the act.

**Comments:**

- Creates a major program.