

**Vicco, Kentucky Housing Ordinance 1**  
***Adopted January 14, 2013***

In an attempt to promote equality and fairness, and to further promote existing federal and state law; the City of Vicco hereby enacts the following ordinance:

1) It is hereby unlawful for any individual and/or entity to refuse to sale, lease, and/or transfer in any way; or to attempt to evict; or otherwise treat differently ANY individual for the following reasons:

- a) Race, Color, or National Origin;
- b) Sex and/or gender (including gender identity);
- c) Religion;
- d) Age; and/or
- e) Sexual Orientation, either real or perceived

2) Nothing herein shall be construed as preventing any owner of real property from otherwise normally enforcing regular codes of conduct based on typical real estate transactions, customs, or policies. Some examples are:

- a) Enforcing any otherwise legally enforceable provision of a lease, real estate contract for sale, etc.
- b) Evicting any individual for nonpayment of rent; and/or breach of other legally enforceable provisions of any lease.

3) Enforcement of Ordinance: Enforcement of this ordinance shall be as follows:

- a) The City of Vicco shall hereby appoint a city council member as an intake officer for any complaint.
- b) All complaints or allegations of violations shall be made in writing; and delivered to said council member.
- c) Said council member shall then make, in writing, a determination if it's more likely than not that such a violation occurred. Said determination shall be in writing. Said council member has the discretion and/or authority to perform whatever investigation into the matter they deem fit.
- d) If there is a determination of more likely than not that a violation occurred, then there shall be a hearing, on the merits, to be heard by the entire city council no less than 20 days from the date of said determination.
- e) At the hearing, all parties shall be afforded the opportunity to be

present and heard; have the assistance of an Attorney to aid them in the presentation of their case; and the opportunity to call and question witnesses. A non-attorney shall not be allowed to speak or otherwise represent any party.

f) A decision on the merits must be in writing, and rendered in less than 10 days from the conclusion of the hearing.

g) If there written decision deems a violation to have occurred, then the decision shall also include a decision on what penalty shall be levied. The potential penalties are as follows:

i) For first or second offense, a civil penalty of no less than \$100; but not greater than \$250.

ii) For third and fourth offense, a civil penalty of no less than \$250; but not greater than \$500.

iii) For the fifth and subsequent, a civil penalty of no less than \$1000.