Fair Housing
Complaint Process

YOU HAVE A RIGHT TO FILE A COMPLAINT. IT IS AGAINST THE LAW TO DO THE FOLLOWING BECAUSE OF YOUR PROTECTED CLASS MEMBERSHIP:

1. Refuse to rent to you or sell to you;
2. Tell you housing is unavailable when it is available;
3. Show you apartments or homes only in certain areas or neighborhoods;
4. Set different terms, conditions or privileges for sale or rental of a dwelling;
5. Provide different housing services or facilities;
6. Advertise housing to preferred groups of people only;
7. Refuse to provide you with information regarding mortgage loans, deny you a loan, or impose different terms and conditions on a mortgage loan;
8. Deny you property insurance;
9. Refuse to let you make a reasonable modification to your dwelling if it is necessary for you to fully use the dwelling because of your disability;
10. Refuse to make reasonable accommodations in rules, policies, practices or services if it may be necessary for you to fully use the dwelling because of your disability;
11. Fail to design and construct your housing in an accessible manner
12. Harass, coerce, intimidate, or interfere with you based on you exercising your fair housing rights.

THE PROTECTED CLASSES:
"It is illegal to discriminate against a person in relation to their housing because of their…"

1. Race,
2. Color,
3. National Origin,
4. Religion,
5. Sex,
6. Family Status
7. Disability,
8. Military or Veteran Status.

HOW TO FILE A HOUSING COMPLAINT:

Complaints about discriminatory acts covered by the Nebraska Fair Housing Act can be filed at any of the Commission's locations listed in this pamphlet. An aggrieved person may, not later than one (1) year after an alleged discriminatory housing practice has occurred, or terminated, file a complaint with the Commission. The Complainant may state a complaint in a letter or use a complaint form, which may be obtained from any NEOC office. Complaints should be notarized, if possible.

AFTER A CHARGE IS FILED:

The Commission will review your complaint and contact you by mail or in person. The Commission will serve notice upon the Complainant acknowledging such filing and advising of the time limits and choice of

forums provided under the law. The Commission, not later than 10 working days after such filing, shall serve a copy of the complaint upon the Respondent. Unless it is impractical to do so, the Commission will investigate the alleged discriminatory housing practice within 100 days, or notify the Complainant and Respondent in writing of the reason(s) for not doing so. (Conciliation efforts will continue throughout this process).

If the Commission finds reasonable cause, a charge will be issued immediately. The parties affected may then elect to have the matter decided in state district court or in a public hearing. The election must be made not later than twenty (20) days after service of the charge with notice to the Commission and all parties affected. If an election is not made, the matter will proceed to public hearing.

IT IS UNLAWFUL TO RETALIATE:

It is forbidden by law to punish you for filing a complaint, for acting as a witness, or for assisting the Commission to establish the cause of the complaint.

HISTORY OF THE LAW

"It is the policy of the State of Nebraska that there shall be no discrimination in the acquisition, ownership, possession, or enjoyment of housing throughout the State of Nebraska in accordance with Article 1, Section 25, of the Constitution of the State of Nebraska."

- Legislative Bill 825 was enacted in 1991 (effective September 6, 1991), repealing the housing provision of the Nebraska Civil Rights Act of 1969 and establishing the **Nebraska Fair Housing Act.**

The Nebraska Fair Housing Act makes discrimination based on race, color, religion, sex, national origin, familial status and disability illegal in connection with the sale or rental of most housing and any vacant land offered for residential construction use.