

	A	B	C	D	E
1		Fair Housing Amendments Act of 1988 aka Title VIII of the Civil Rights Act of 1968, as amended in 1988, re: prohibited acts especially see Sec. 804, 805, 806, 818	NYS Human Rights Law, aka NYS Executive Law, Article 15, especially see Sec. 291.2.; 296.2. and 2-a.; 296 3-b.; 296.5.; 296.6.; 296.7.; 296.8.; 296.18. -prohibited acts	Nassau County Human Rights Law (Local Law 9-2006)	Suffolk County Human Rights Law (Local Law 51-2006) HR 1620-2014 Amends Chapter 528 of SC Code Effective 1/21/15
2	Government Enforcement Authorities	US.Dept. Of Housing and Urban Development- HUD; U.S. Attorney's Office for Civil Rights and Housing Enforcement-DOJ	NYS Div. of Human Rights; NYS Attorney General's Office if pattern of practice-[NYSAG jurisdiction over all federal classes, except familial status, covers marital]	Nassau County Commission on Human Rights, NC Attorney	Suffolk County Human Rights Commission, SC Dept. of Law
3	Coverage-Protected Bases	race, color, national origin, religion, sex (includes sexual harrassment), familial status, handicap (physical & mental disabilities)	race, color, national origin (includes ancestry), creed, sex (includes sexual harrassment), familial status, disability (physical & mental), age (18 or older), marital status, sexual orientation, military status	race, color, national origin, ethnicity, religion/creed, sex, familial status, disability (physical & mental), age (18 or older), marital status, sexual orientation, source of income. ' "Source of Income" means any lawful source of income, including federal, state, local, nonprofit, assistance or subsidy program.'-Sect. 219.2. o.	actual or preceived race, color, national origin, alienage or citizenship status, religion, gender, familial status, disability (physical or mental), age (18 or older), marital status, sexual orientation. Effective 1-21-15, newly amended law adds protection for Source of Income, Gender Identity, actual Military Status, Veteran Status, Status as a Victim of Domestic Violence
4	context	rental, sales, insurance, financing	rental, sales, insurance, financing, land or commercial space	rental, sales, obtain financing for purchase or lease	rental, sales, insurance, financing, land or commercial space
5	Prohibited Acts of Discrimination	refusal to rent, sell, negotiate; different terms/conditions/privileges, services, otherwise make unavailable, discriminatory advertising [make, print, publish, circulate, statement or advertisement, encourage, specify limitations, preferences [or intent of doing], falsely denying availability of housing to inspect, sell or rent, blockbusting, steering, discrimination in residential real estate transactions [financing/insurance for housing], denial of membership/participation in brokerage, MLS, or other RE services, denying reasonable modifications/accommodations, failure to construct in manner accessible as per FHAAG; retaliating- interference, threats or intimidation, coercion	refusal to rent, sell, negotiate; different terms/conditions/privileges, services, otherwise make unavailable, discriminatory advertising [make, print, publish, circulate, statement or advertisement, encourage/discourage, specify limitations, preferences [or intent of doing], falsely denying availability of housing to inspect, sell or rent, blockbusting, steering, residential real estate transactions [discrimination in financing for housing], denial of membership/participation in brokerage, MLS, or other RE services; aid, abet, incite compel, or coerce doing of prohibited acts; retaliating- interference, threats or intimidation, coercion due to opposing discrimination; violating conciliation agreement, refusing modification/accommodation for people with disabilities; failure to construct in manner accessible as per FHAAG.	refusal to rent, sell, negotiate; different terms/conditions/privileges, services, otherwise make unavailable, discriminatory advertising [make, print, publish, circulate, statement or advertisement, specify limitations, preferences [or intent of doing], falsely denying availability of housing to inspect, sell or rent, blockbusting, steering, discrimination in financing for housing, denial of membership/participation in brokerage, MLS, or other RE services, denying reasonable modifications/accommodations, failure to construct in manner accessible as per FHAAG for covered housing effective 1-1-2007; aid, abet, incite, compel discriminatory acts; retaliating- interference, threats or intimidation, coercion	refusal to rent, sell, negotiate; different terms/conditions/privileges, services, otherwise make unavailable, discriminatory advertising [make, print, publish, circulate, statement or advertisement, specify limitations, preferences [or intent of doing], falsely denying availability of housing to inspect, sell or rent, blockbusting, steering, discrimination in financing for housing, denial of membership/participation in brokerage, MLS, or other RE services, denying reasonable modifications/accommodations, failure to construct in manner accessible as per FHAAG for covered housing effective 1-2007; aid, abet, incite, compel discriminatory acts; retaliating- interference, threats or intimidation, coercion
6	Exemptions	4 units or less if owner maintains/occupies 1 of the units and no RE or discriminatory advertising involved; religious organizations unless membership restricted by race/color, national origin; private clubs that meet criteria; 55 and older and 62 and older [elderly housing] exempt from familial status provisions; exemption for shared housing for same sex	rental in two-family homes, if owner resides in one of units; rooming houses in which owner [or occupant renting rooms] occupies and rents rooms, or to room/rooms in rental restricted to persons of same sex; also exempts re: 55 and older and 62 and elderly housing exempt from age/familial status provisions	rental in two-family homes, if owner resides in one of units; rooming houses in which owner [or occupant renting rooms] occupies and rents rooms, or to room/rooms in rental restricted to persons of same sex; also exempts re: 55 and older and 62 and elderly housing exempt from age/familial status provisions	rental in two-family homes, if owner or owner's family resides in one of units; rooming houses in which owner [or occupant renting rooms] occupies and rents rooms, or to room/rooms in rental restricted to persons of same sex; also exempts re: 55 and older and 62 and elderly housing exempt from age/familial status provisions

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7	Special Provisions-Accommodations for Disabilities; accessible construction	People with disabilities entitled to 'reasonable modification' and 'reasonable accommodation', multi-family (4 units or more) housing developed and ready for first occupancy March 13, 1991 or after must include 7 basic features to ensure access into and throughout unit. Unless subsidized, tenant must pay for modification.	People with disabilities entitled to 'reasonable modification' and 'reasonable accommodation', multi-family (3 units or more) housing developed and ready for first occupancy March 13, 1991 or after must include 7 basic features to ensure access into and throughout unit. Effective 2010, unlawful for housing provider to refuse to make 'reasonable modifications to common use portions of the dwelling'. (296.18 (2) to afford equal opportunity to use and enjoy dwelling.	similar coverage as Federal Law, but for exemptions	similar coverage as Federal Law, but for exemptions
8	Distinctions	After RC finding, Election to Federal Court option to ALJ Hearing, representation by USDOJ-20 days to file complaint in Court ~ Section 808 (42 USC 3608) (e) Functions of the Secretary (5) administer programs and activities relating to housing and urban development in a manner affirmatively to further the policies of this title	Distinction in: Defiitions (292.31-33) Guide dog, Hearing dog, Service dog. After PC finding, ALJ Hearing, or election to State Court- DHR may take up to 3 years to file	County Attorney may commence special proceeding-order to show cause; wher inunction, can post notice on housing accommodation to prevent involvement of innocent 3rd parties (unless agreement in writing not to sell/rent during pending action); - impose \$500 - \$1,000 for removing or defacing such posting;	blockbusting prohibitions: race, creed, color, national origin or marital status; discounts OK 65 yrs.+
9	Relief, Civil Fines to vindicate the public interest actual damages, injunctive or equitable [affirmative] relief-Penalties	Civil penalty amount up to \$11K- if first finding of discriminatory practice; \$32,500 if one other offense in 5 yr. period; \$60K if two or more discriminatory practices during 7-year period and may be liable for compensatory and liable for punitive damages, attorney's fees	may be liable for compensatory damages, reasonable attorney's fees to prevailing party; punitive damages capped at \$50,000, unless willful, wanton, malicious discrimination found-up to \$100,000	may be liable for compensatory damages, reasonable attorney's fees to prevailing party; civil penalty capped at \$50,000, unless willful, wanton, malicious discrimination found-then up to \$100,000 and if fails to comply- additional penalty up to \$50,000 and up to \$1,000 for each day violation continues.	may be liable for compensatory damages, reasonable attorney's fees to prevailing party; punitive damages not to exceed \$10,000 civil penalty to aggrieved; punitive to County General Fund of profits derived by discriminatory act; civil fines not to exceed \$50,000 to County Fund, unless willful, wanton, malicious discrimination found-then up to \$100,000.
10	Time allowed to Challenge-File Complaint	1 year from date of last alleged incident (up to 2 years in Federal Court)	1 year from date of last alleged incident (up to 3 years in NYS Court)	1 year after last alleged act or became aware of discrimination-(up to 3 years in NYS Court)	1 year after last alleged act or became aware of discrimination-(up to 2 years in Court)
11	Who may be held liable?	owners, landlords, managers, real estate agents, builders, sponsors, architects, planners, lenders, Condo and Co-op Boards, neighbors/intimidators	owner, landlord, manager, superintendent, agent, real estate broker or salesperson, lessee, sub-lessee, assignee, or person having right to sell, rent or lease housing accommodation constructed or to be constructed, or any agent or employee thereof	owner, lessee, sublessee, assignee, or managing agent of, or other person having right to sell, rent or lease housing accommodations constructed or to be constructed, or any agent or employee thereof	owner, lessee, sublessee, assignee, or managing agent of, or other person having right to sell, rent or lease housing accommodations constructed or to be constructed, or any agent or employee thereof
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