

PROPERTY

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CLASS 11: ANTIDISCRIMINATION LAWS

Class Outline

- Antidiscrimination laws
- Judicial enforcement as state action
- The Fair Housing Act

Fair Housing Act, 42 U.S.C. § § 3601-19, 3631

§ 3604 is aimed at discrimination in:

- availability (§ 3604(a)),
- terms and conditions (§ 3604(b)),
- advertising (§ 3604(c)),
- lying about availability (§ 3604(d)),
- and blockbusting (§ 3604(d))

on the basis of race, color, religion, sex, familial status, or national origin.

Antidiscrimination provisions relating to availability and terms and conditions with respect to disabilities are in § 3604(f).

room in boulder right by 36 and table mesa
available feb 01
private room no private bath

First things first, please 29 or older. Room in house upstairs.
Other room mates are 45,29,30 must not be a slob or obnoxiously
loud. No parties but marijuana and alcohol are always around.
510 plus util.
Come by check it out.
No pets.

Hello Fellow 'listers...

We are an eclectic group of people and while we generally disdain labels, most would label us a mix of vagabonds, pirates, anarchists, musicians, witches, fermenters, herbalists, physicists, and biologists... We are into building, making, baking, home brewing, fermentation, music, art, creativity, growing food, dumpstering and radical self-expression...

We are looking for someone who wants to directly participate in our community and the world around it. Someone that wants to play an active role and isn't apathetic to what we are trying to accomplish.... Someone that's more interested in painting, or reading, or playing music than sitting in front of a computer or staring at your phone.

We all share rooms and have a spot available in March. Rent is \$400 which includes utilities and a house food fund which we buy some bulk food and house supplies. Please respond with information about your self, who you are and why you want to live in a cooperative. After we receive your response we will schedule a time for you to come see the house and interview with as many members as possible. ALL rooms in our house are shared, so please do not respond if you are only interested in your own room.

We have a cat, but sorry, no other pets. We look forward to hearing from you!

Private apartment with stream, ponds, gardens, wood-stove sauna, forest, mountain, and more.

Available February 28th

Lease 3/1 - 8/1, then one-year leases starting 8/1.

Seeking a mature reliable individual with good communication skills, a peaceful lifestyle, and an appreciation of nature. Passion for flower and vegetable gardens a plus. Snow tires or AWD needed in the winter.

\$975 Rent + 100 Utilities (or 150 utilities for a couple). Other expenses are minor - shared internet (about \$10/month, depending on how many people join), firewood (up to \$75 per year, unless we do our own chain sawing), and snow plowing (up to \$50 per year, depending on snow fall). I am committed to keeping the rent the same (not increasing) through this year and next, and then assuming the real estate market justifies it - a small increase each year or two after that (2.5% increase/year).

Cells do not work here in Fourmile Canyon.

Cats are fine, but request no dogs. And I request no growing of MMJ on the property.

If you'd like to know more, please email me and please include your phone number.

“I am not looking for freaks, geeks, prostitutes (male or female), druggies, pet cobras, drama, black Muslims or mortgage brokers.”

“Must be a black gay male!”

“Please no flakes, deadbeats or white trash!”

“free rent for the right woman in exchange for quiet companionship in an intimate place... prefer a Hispanic female roommate so she can make me fluent in Spanish or an Asian female roommate just because I love Asian females.”

2 Primary Exceptions to § 3604 (except for advertising)

- § 3603(b)(1) sale or rental of single-family house by owner (with limits to make sure it is not really a business)
- § 3603(b)(2) “Mrs. Murphy” exception for a building with no more than four units one of which the owner lives in.

forthcoming, American Economic Journal: Applied Economics

Racial Discrimination in the Sharing Economy: Evidence from a Field Experiment

BY BENJAMIN EDELMAN, MICHAEL LUCA, AND DAN SVIRSKY*

In an experiment on Airbnb, we find that applications from guests with distinctively African-American names are 16% less likely to be accepted relative to identical guests with distinctively White names. Discrimination occurs among landlords of all sizes, including small landlords sharing the property and larger landlords with multiple properties. It is most pronounced among hosts who have never had an African-American guest, suggesting only a subset of hosts discriminate. While rental markets have achieved significant reductions in discrimination in recent decades, our results suggest that Airbnb's current design choices facilitate discrimination and raise the possibility of erasing some of these civil rights gains.