prohibits the use of a professional real estate dealer or similar person to help accomplish the owner's discriminatory purpose. The bill assumes that when an individual uses the public mechanisms of the real estate industry to effect a sale he should not be permitted to require that industry to carry out his discriminatory purposes. Such sales are to be regarded as "public" offerings.

The bill, H.R. 14765, the Civil Rights Act of 1966, which passed the House on August 9, 1966, prohibited almost the exact same type of conduct with respect to housing discrimination as would be prohibited by H.R. 2516, as amended by the Senate. One difference is that the 1966 bill banned discrimination by real estate brokers and other persons in the business of selling or renting dwellings, while H.R. 2516 applies its prohibitions, with certain exceptions, to sales by any person. However, since the definition of a "person in the business of building, developing, selling, renting, or leasing dwellings" contained in the 1966 bill was broad, the difference in the reach of the prohibitions of the two bills is more apparent than real. Multiple sale or multiple rental transactions were covered by the 1966 bill and would also be covered by H.R. 2516. H.R. 2516 achieves essentially the same results as the 1966 bill by prohibiting discrimination in the sale of most types of housing whether or not the seller is "in the business," but at the same time exempts sales or rentals by single-family homeowners.

Enforcement: H.R. 2516 provides three methods of obtaining compliance: administrative conciliation, private suits, and suits by the Attorney General for a pattern or practice of discrimination.

Administrative conciliation: The Department of Housing and Urban Development would have conciliation authority to resolve complaints alleging discriminatory housing practices. A person aggrieved files his complaint within 180 days after the alleged acts of discrimination. The Secretary of HUD would have 30 days after filing of the complaint to investigate the matter and give notice to the person aggrieved whether he intended to resolve it. If the Secretary decides to resolve a complaint, he would engage in informal conference and conciliation with the person alleged to have committed the discriminatory housing practice, and attempt to bring an end to such practice by that means. If, however, conciliation failed, or if the Secretary declined to resolve the charge or otherwise did not act within the 30-day period, the aggrieved person would have 30 days in which to file a civil action in either a State or Federal court.

If the complaint alleges acts constituting a violation of State or local law, and that law provides rights and remedies substantially equivalent to the rights and remedies provides in the bill, the Secretary would be required to refer the matter to the appropriate State or local agency, who would have at least 30 days to act on the matter before the Secretary could begin conciliation proceedings. In States with substantially equivalent rights and remedies any suit filed following failure of conciliation efforts would have to be brought in the State or local court.

Both the Secretary and the party charged have power to subpena records, documents, individuals and other evidence or possible sources of evidence.

In addition to his conciliation function, the Secretary would be required to make studies and to publish reports with respect to the