

## Owner-Client News

### It's Fair Housing Month!

#### Special Points of Interest:

- Special Anniversary
- Application laws
- Federal & CA Protections Differ
- Q& A from KTS
- Test Your Knowledge



#### Dates to Remember:

**Tax Day:** Wednesday, April 15

**Earth Day:** Wednesday, April 22



#### April Anniversaries:

*Sacramento Delta would like to thank you for your hard work and dedication:*

**Alejandro White**  
20 Years

**Maya Smiley**  
8 Years

**Amanda O'Mohundro**  
1 Year

#### Celebrating 43 Years!

This year marks 43 years in business, and we are incredibly grateful for the trust our clients have placed in us over the decades. Your confidence in our team has allowed us to continue doing what we love; serving property owners and residents with professionalism, integrity, and care.

Throughout these years, we have remained firmly committed to the principles of the Fair Housing Act, ensuring that every applicant and resident is treated with fairness, consistency, and respect.

Thank you for being part of our journey. We appreciate the opportunity to continue serving you.

#### Filling a Vacancy: Who Gets the Approval?

Many rental property owners assume they can collect several applications and then choose the "best" resident, but

California law doesn't work that way.

California Civil Code §1950.6 went into effect on January 1st, 2025. The goal of the law was primarily to prevent landlords from collecting multiple non-refundable application fees and to increase transparency and fairness in resident screening.

So, when application screening fees are collected, applications should be processed in the order received, and the property must be offered to the first applicant who meets the published rental criteria. This is commonly called the "first qualified applicant" rule.

To stay compliant and reduce Fair Housing risk, landlords should always have clear written screening criteria and apply it consistently to every applicant. Here at Sacramento Delta, our criteria is clearly defined right on our applications.

Our applications are processed in the order received. The first completed application meeting all published rental criteria will be approved. That is who gets the rental, and it has always proved to be an efficient and fair way to select residents.

#### Federal Protections vs. California Protections

Fair Housing Month commemorates the passage of the Fair Housing Act, which was signed into law on April 11, 1968.

This landmark legislation established protections to ensure individuals are not denied housing based on **race, color, religion, sex, national origin, disability, or familial status**.

For rental property owners, Fair Housing compliance continues to be one of the most important aspects of managing a property. Many violations are unintentional and often occur during advertising, applicant screening, or when handling requests for reasonable accommodations.

In California, additional protections, such as **source of income, sexual orientation, gender identity, and immigration status**, make it even more important to apply screening criteria consistently and treat every applicant equally.

Fair Housing Month serves as a reminder that clear policies, consistent procedures, and proper documentation help protect both residents and property owners while ensuring equal housing opportunities for all.



## Legal Questions & Answers with Kimball, Tirey & St. John

### Question:

We rent our detached in-laws' quarters in the back yard of our property. Can we specify in the "house rules" that no visitors are allowed on the property? Also, can we specify "no smoking" in or around the unit?

### Answer:

You could prohibit smoking, since it is a health and fire hazard. Additionally, in 2011 former Governor Brown signed a law permitting landlords in California to prohibit smoking on their properties. Prohibiting visitors may violate the tenant's constitutional rights of freedom of association and the tenant's right to quiet enjoyment.



## Test your Fair Housing Knowledge

Here is a little quiz to test your knowledge. See how you do!

### 1. Which of the following is NOT a protected class under federal Fair Housing laws?

- A. Religion
- B. Familial Status
- C. Credit Score
- D. Disability

### 2. True or False:

A landlord can advertise a property as "perfect for young professionals."

### 3. Which of the following could potentially violate Fair Housing laws?

- A. Requiring all applicants to meet the same income requirement
- B. Refusing to rent to someone because they have children
- C. Running a credit check on all applicants
- D. Requiring a security deposit from every tenant

### 4. True or False:

A tenant with a disability may request a reasonable accommodation, such as an assistance animal, even if the property has a "no pets" policy.

### 5. In California, which of the following is also a protected class in addition to federal protections?

- A. Source of Income
- B. Immigration Status
- C. Sexual Orientation
- D. All of the Above



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*Or just send an e-mail to: shighland@sacdelta.net When we rent their property, we will credit \$200.00 to your account!*

*Test Answers:  
1. C  
2. False  
3. B  
4. True  
5. D*

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