Notice to Landlords

Fair Chance Access to Rental Housing

The ordinance applies to all landlords within the City of Detroit with a portfolio of 5+ properties.

Under the Fair Chance Ordinance, you must comply with the following:

1. Housing provider **SHALL NOT** represent or communicate in any way that persons with arrest or conviction will not be considered for rental or lease.

2. Housing provider **SHALL** state in all solicitations or advertisements the following statement: "The rental or lease of this property must comply with the City of Detroit Ordinance regulating the use of criminal background checks as part of the tenant screening process to provide citizens with criminal backgrounds a fair opportunity. For additional information please contact the City of Detroit Office of Civil Rights, Inclusion and Opportunity."

3. If the housing provider intends to deny housing based on conviction history, they **MUST** provide the applicant with a copy of the background check, within 14 days, and the housing provider **must then delay action for no less than 5 days**, and reconsider in light of the updated information.

4. This notice must be posted in solicitations or advertisements for the rental or lease, website, and any location frequently visited by applicants or potential applicants for the rental or lease of eligible housing in the City, with a HARD COPY to applicants.

5. Questions regarding the applicant’s criminal history must be held until the potential tenant has been deemed qualified and offered a conditional lease.

6. You have the right to deny housing based on the following:
   a. Ineligible for public housing
   b. Lifetime registered sex offenders
   c. Violent or drug-related felonies
   d. Felonies committed in the last 10 years, imprisonment in the last 5 years
   e. Crimes against landlords, management, employees, agents, tenants
   f. Arson
   g. Metal theft, vandalism, real property damage

7. Retain tenant application and pertinent data and records relating to this Ordinance for one (1) year.

Disclaimer: This notice is for general information only please read the ordinance in its entirety to ensure compliance. With advance notice of seven calendar days, the City of Detroit will provide reasonable ADA accommodations, interpreter services, including language translation at public meetings. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.