

## **Fair Chance Ordinance**

Disclaimer: This is for general information only, please read the ordinance in its entirety to ensure compliance.

- Applies only to landlords with a portfolio of five or more units in the City of Detroit.
- Any questions about the applicant's criminal past must be asked after the application has been screened for credit history, leasing history, income and offered a conditional lease.
- All landlords have an obligation to notify applicants of their rights under this ordinance.

The Fair Chance Ordinance ensures that second chance citizens have a fair opportunity to secure housing by regulating the use of criminal background checks. If this ordinance is violated, the applicant has the right to file a complaint with the City of Detroit's Civil Rights, Inclusion, and Opportunity Department which can result in the issuing of a misdemeanor.

If the applicant has a criminal background and is denied approval of the rental application, the applicant has the right to submit evidence of rehabilitation. (I.E. a letter from their employer, parole or probation officer, community service, or completion of relevant programs, within fourteen days after the denial and the proof must range within the past five years) Once the landlord receives the evidence of rehabilitation they have five days to review the evidence for reconsideration. When the decision is made, the landlord must promptly notify the applicant of their status and any possible changes.

The landlord may deny the application of any applicant who has been convicted of any violent crimes or drug related felonies. The applicant cannot be denied housing based on a misdemeanor conviction that is more than five years old. The landlord must notify the applicant of their qualification for housing promptly after the decision is made.

If you have any questions about the ordinance, visit [www.detroitmi.gov](http://www.detroitmi.gov).