

ORDINANCE NO. 71

ORDINANCE ON FAIR HOUSING

THE VILLAGE OF DECATUR, MICHIGAN ORDAINS:

SECTION 1 – Statement of Fact and Policy: It is hereby found that the population of the Village of Decatur, Michigan consists of people of many races, colors, religions, ancestries and national origins, and that discrimination in housing violates the public policy of the Village and that such discrimination in housing is injurious to the public health, safety and general welfare of the Village of Decatur and its inhabitants.

SECTION 2 – Discrimination Prohibited: No owner of real property, lease, sublessee, real estate broker or salesman, lender, financial institution, builder, advertiser, or agent of any of the foregoing, shall discriminate against any other person because of the religion, race, color or national origin of such other person or because of the religion, race, color or national origin of the friends or associates of such other person, in regard to the sale or rental of, or dealings concerning, real property located in the Village of Decatur.

SECTION 3 - Exemption: The provisions of this ordinance shall not apply to the rental of a room or rooms to three or less persons in a single dwelling unit, the remainder of which dwelling unit is occupied by (1) the owner or member of his immediate family, or (2) a lessee of the entire dwelling unit or members of his immediate family.

Nothing in this ordinance shall require an owner to offer property to the public at large before selling or renting it, nor shall the ordinance be deemed to prohibit owners from giving preference to prospective tenants or buyers for any reason other than religion, race, color or national origin.

SECTION 4 - Penalties: Any person convicted of violating any of the provisions of this ordinance shall be punished by a fine of not more than \$100.00 or imprisonment in the county jail of Van Buren County for a period of not more than ninety (90) days, or both such fine and imprisonment in the discretion of the Court.

SECTION 5- Severability: The phrases, sentences, sections, articles and provisions of this ordinance are hereby declared to be severable, and any such phrase, sentence, section, article or provision which is declared to be unconstitutional or invalid for any reason shall in no way effect the other provisions of this ordinance.

SECTION 6 - This ordinance shall become effective the 1st day of March, 1978.

Adopted by the Village Council of the Village of Decatur, Michigan on this 6th day of February, 1978.