

# ORDINANCE NO. 65

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**THE VILLAGE OF SHERIDAN, MONTCALM COUNTY, MICHIGAN ORDINANS:**  
**AN ORDINANCE PROHIBITING AND MAKING UNLAWFUL DISCRIMINATION IN HOUSING AND/OR REAL PROPERTY BECAUSE OF RACE, COLOR, RELIGION, CREED, NATIONAL ORIGIN, ANCESTRY, SEX, OR DISABILITY IN THE VILLAGE OF SHERIDAN.**

**WHEREAS,** the Village of Sheridan, Michigan desires to assure equal opportunity to all residents regardless of race, color, religion, creed, national origin or ancestry, sex, or disability, to live in decent, sanitary, and healthful living quarters; and,

**WHEREAS,** the 1963 Constitution of the State of Michigan provides as follows in Article I (Section 2) ‘...no person shall be denied the equal protection of the laws; nor shall any person be denied the enjoyment of his civil or political rights or be discriminated against in the exercise thereof because of religion, race, color or national origin...’ (Section 4) “...The civil and political rights, privileges and capacities of no person shall be diminished or enlarged on account of his religious belief...” (Section 9)”... Neither slavery, nor involuntary servitude unless for the punishment of crime, shall ever be tolerated in this state...” and,

**WHEREAS,** the Congress of the United States has provided that “it is the policy of the United States to provide, within constitutional limitations, for fair housing throughout the United States” and has established by law the following provisions, it shall be unlawful:

## **CHAPTER 65.1 ESTABLISHMENT OF ORDINANCE AND PROHIBITED CONDUCT**

65.101 This Ordinance shall be shall be known as the Village of Sheridan Fair Housing Ordinance.

65.102 It shall be unlawful to refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make available or deny, a dwelling to any person because of race, color, religion, sex, or national origin.

65.103 It shall be unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith because of race, color, religion, sex or national origin..."

#### **CHAPTER 65.2 DECLARATION OF POLICY**

65.201 In furthering the policy of the State of Michigan as expressed in its Constitution and other Laws; in order that the safety and general welfare, peace and health of all the inhabitants of the Village may be ensured, it is hereby declared the policy of the Village of Sheridan, Michigan, to assure equal opportunity to all residents, regardless of race, color, religion, national origin or ancestry, sex, creed, or physical disability to live in decent, sanitary, healthful, standard living quarters.

65.202 It is the policy of the Village of Sheridan that no owner, lessee, sub-lessee, assignee, managing agent, or other person, firm or corporation having the right to sell, rent, lease (or otherwise control) any housing accommodation and/or real property within the Village, or any agent of these shall refuse to sell, rent, lease, or otherwise deny to or withhold from any person or group of persons such housing accommodations and/or real property because of race, color, religion, national origin or ancestry, sex, creed, or disability of such person or persons or discriminate against any person or persons because of race, color, religion, national origin or ancestry, sex, creed or disability in the conditions, term, privileges of the sale, rental or lease of any housing accommodation and/or real property or in the furnishing of facilities and/or services in connection therewith.

65.203 Relocation shall be carried out in a manner that will promote maximum choice within the community's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities.

#### **CHAPTER 65.3 DEFINITIONS**

Using a different meaning clearly appears from the context, the following terms shall have the meaning as described in this CHAPTER and as used in this Ordinance.

65.301 **DISCRIMINATE** — The terms "discriminate" or "discrimination" mean any difference expressed in any way toward a person or persons in the terms of the sale, exchange, lease, rental or financing for housing accommodation and/or real property in regard to such sale, exchange, rental, lease or finance because of race, color, religion, national origin or ancestry, sex, creed, or disability of such person.

65.302 HOUSING ACCOMMODATION - The term "housing accommodation" includes and building, structure, or portion thereof which is used or occupied, maintained, arranged or designed to be used or occupied as a home, residence or sleeping place of one or more human beings, or any real estate so used, designed or intended for such use.

65.303 REAL PROPERTY — The term "real property" means any real estate, vacant land, building, structure or housing accommodations within the corporate limits of the Village of Sheridan, Michigan.

65.304 REAL ESTATE BROKER — The term "real estate broker" means any person, partnership, association, corporation and/or agent thereof, who for a fee or other valuable consideration offers, sells, purchases, exchanges or rents, or negotiates for the sale, purchase, exchange or rental of a housing accommodation and/or real property of another.

65.305 FINANCIAL INSTITUTION — The term "financial institution" means any person, institution or business entity of any kind which loans money to persons and receives as security for said loans a secured interest of any kind in the real property of the borrower.

65.306 OWNER — An "owner" means any person/persons who hold legal or equitable title to, or own any beneficial interest in any real property or who hold legal or equitable title to shares of, or hold any beneficial interest in any real estate cooperative which owns any real property and/or housing accommodations.

65.307 DECENT, SANITARY, HEALTHFUL STANDARD LIVING QUARTERS — "Decent, sanitary, healthful standard living quarters" is housing which is in sound, clean, and weather tight condition in conformance with applicable local, state and national codes.

#### **CHAPTER 65.4 PROHIBITED ACTS**

It shall be unlawful for any owner of real estate, lessee, sub-lessee, real estate broker or salesman, financial institution or employee of the financial institution, advertiser, or agent of any or all of the foregoing, to discriminate against any person or persons because of their race, color, religion, national origin or ancestry, sex, creed, or disability with regard to the sale, exchange or rental, or any dealing concerning any housing accommodation and/or real property.

In addition to the foregoing, it shall also be unlawful for any real estate broker or employee thereof, owner or other person, or financial institution dealing with housing or real property in the Village of Sheridan, Michigan:

65.401 To discriminate against any person in the availability of or the price, terms, conditions, or privileges of any kind relating to the sale, rental, lease, or occupancy of any housing accommodation or real property in the Village or in furnishing of any facilities or services in connection therewith.

65.402 To publish or circulate, or cause to be published or circulated, any notice, statement or advertisement, or to announce a policy, or to use any form of application, for the purchase, lease, rental or financing of real property, or to make any record of inquiry in connection with the prospective purchase, rental or lease of such real estate, which expresses directly or indirectly any discrimination as to race, color, religion, national origin or ancestry, sex, creed or disability of any person.

65.403 To discriminate in connection with lending money, guaranteeing loans, accepting mortgages or otherwise obtaining or making available funds for the purchase, acquisition, construction, rehabilitation, repair or maintenance of any housing accommodation and/or real property.

65.404 To solicit for sale, lease, or listing for the sale or lease, of any housing accommodation and/or real property on the grounds of loss of value because of the present or prospective entry into any neighborhood of any person or persons of any particular race, color, religion, national origin or ancestry, sex, creed, or disability.

65.405 To distribute or cause to be distributed, written material or statements designed to induce any owner or any housing accommodation and/or real property to sell or lease his or her property because of any present or prospective change in the race, color, religion, national origin or ancestry, sex, creed, or disability of persons in the neighborhood.

65.406 To make any misrepresentations concerning the listing for sale or the anticipated listing for sale or the sale of any housing accommodation and for real property for the purpose of inducing or attempting to induce the sale or listing for sale of any housing accommodation and/or real property by representing that the presence or anticipated presence or of persons of any particular race, color, religion, national origin or ancestry, sex, creed, or disability in the area will or may result in the lowering of property values in the block, neighborhood or area in which the property is located.

65.407 For an owner to solicit any real estate broker to sell, rent or otherwise deal with such owner's housing accommodations and/or real property with any limitation on its sale based on race, color, religion, national origin or ancestry, sex, creed, or disability.

65.408 For an owner to refuse to sell, rent, or otherwise deal with any housing accommodation and/or real property because of race, color, religion, national origin or ancestry, sex, creed, or disability of the proposed buyer or tenant.

## **CHAPTER 65.5 VIOLATIONS AND PENALTIES**

6.501 Any person violating any of the provisions of this Ordinance Civil Infraction shall be responsible for a civil infraction as defined in Public Act 126 of 1994, amending Act Public Act 236 of 1961, being MCL 600.101 – 600.9939 and shall be punished as follows:

- 6.5011. For the first offense, the person shall be fined not less than one hundred dollars (\$100.00) nor more than one hundred dollars (\$100.00), plus the costs of prosecution and other sanctions provided by law.
- 6.5012 For a second offense occurring within two (2) years of the date that person was found responsible for the first or immediately preceding offense, the person shall be fined not less than one hundred dollars (\$100.00) nor more than two hundred dollars (\$200.00), plus the costs of prosecution and other sanctions provided by law.
- 6.5013 For a third or subsequent offense occurring within two (2) years of the date that person was found responsible for the second or immediately preceding offense, the person shall be fined not less than two hundred dollars (\$100.00) nor more than five hundred dollars (\$500.00), plus the costs of prosecution and other sanctions provided by law.

6.502 Each day a violation continues shall constitute a separate violation, and civil citations for violations of this Ordinance are hereby authorized to be Issued by the Village of Sheridan's Code Enforcement Officer.

6.503 This Chapter shall in no way arrogate or impair the right of the Village of Sheridan, Michigan, to specifically enforce, by any legal means, any of the provisions of this Ordinance, including but not limited to a declaration of any violation any provision of this Ordinance which is offensive to the public health, safety and welfare of the Village as a nuisance per se.

6.504 In addition to enforcing this Ordinance under this Chapter as a civil infraction proceeding, the Village of Sheridan may initiate proceedings in the Eighth

Circuit Court to abate or eliminate the nuisance per se or any other violation of this Ordinance

#### **CHAPTER 65.6 REPEAL OF CONFLICTING ORDINANCES**

That all Ordinances and parts thereof in conflict herewith are expressly repealed and are of no other force and effect.

#### **CHAPTER 65.7 SEVERABILITY**

That it is the intention of the Village Council of the Village of Sheridan, Michigan that this Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

#### **CHAPTER 65.8**

That this Ordinance shall be known as Ordinance No. 65 of the Village of Sheridan, Michigan, and shall be in full force and effect from and after its passage, approval, recording, and shall be effective upon publication in the Greenville Daily News pursuant to Statutory Requirement.

## **VILLAGE ADOPTION CERTIFICATION**

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We the undersigned, as Village Council President and Clerk of the Village of Sheridan, Michigan, do hereby certify that this Ordinance Number 65 of the Village of Sheridan was introduced at a regular meeting of the Sheridan Village Council held on January 10, 2017 and was thereafter adopted at a regular meeting on March 14, 2017 by a vote of by a vote of five (5) for; zero (0) against; and zero (0) abstaining.

  
Susan Wyckoff-McFarland, Village Council President

  
Kathy Sanders, Village Clerk