

Just Housing – Rules – Speaker Registration Form Attached

I have a concern about Condominium Associations who REQUIRE criminal-background checks.

Under the association rules, the association can advise a condominium-unit owner that a tenant is NOT QUALIFIED to lease the owner's unit based on the criminal-background check..

It is unclear to me if the associations are under the same restrictions as a landlord in the County Ordinance/Rules. And, if not, this places the condominium-unit owner between a "rock and a hard place."

In reading the rules, I also have some serious concerns regarding the length of time for notice. My reading seems to indicate that the unit has to remain available to the specific tenant (whose criminal background check has initiated a denial of rental) for a lengthy period of time. This can result in a landlord having a unit vacant, which could affect his/her ability to pay his/her mortgage. Though I am not an attorney, it appears as if this is a "taking" of a landlord's rights.

BTW: Our family owns investment condominium units, where the associations REQUIRE criminal background checks. When I made those associations aware of the Supreme Court Decision, and subsequent HUD guidelines regarding disparate treatment, they were "unmoved."

Before these rules are enacted, I'd appreciate serious attention be made to the above concerns.

Thanks,

Marilyn D. Glazer
7801 Niles Center Road #305
Skokie, IL. 60077