

Michigan's Fair Housing Act of 1968

Public Act No. 112. From the Public and Local Acts of the Legislature of the State of Michigan passed at the regular session of 1968.

CHAPTER 2. UNFAIR HOUSING PRACTICES

564.201 Unfair housing practices. [M.S.A. 26.1300(201)]

Sec. 201. It is an unfair housing practice for an owner, a real estate broker or real estate salesman, or any other person as defined in this act:

- (a) To refuse to negotiate for a real estate transaction with a person because of race, color, religion or national origin.
- (b) To refuse to engage in a real estate transaction with a person because of race, color, religion or national origin.
- (c) To discriminate against a person in the terms, conditions or privileges of a real estate transaction or in the furnishing of facilities or services in connection therewith because of race, color, religion or national origin.
- (d) To refuse to, receive from, or to fail to transmit to, a person, a bonafide offer to engage in a real estate transaction because of race, color, religion or national origin.
- (e) To represent to a person that real property is not available for inspection, sale, rental or lease when in fact it is so available, or to fail to bring a property listing to his attention, or to refuse to permit him to inspect real property, under reasonable conditions, because of race, color, religion or national origin.
- (f) To publish or advertise, directly or indirectly, an intent to make a limitation, specification or discrimination based on race, color, religion or national origin.
- (g) To use a form of application for a real estate transaction for the purpose of making a limitation, specification or discrimination based on race, color, religion or national origin.
- (h) To make a record or inquiry in connection with a prospective real estate transaction which indicates the race, color, religion or national origin of a person.
- (i) To offer, solicit, accept, use or retain a listing of real property with the understanding that a person may be discriminated against in a real estate transaction or in the furnishing of facilities or services in connection therewith with respect to race, color, religion or national origin.

564.202 Unfair housing practices by financial institutions. [M.S.A. 26.1300 (202)]

Sec. 202. It is an unfair housing practice for a person to whom application is made for financial assistance in connection with a real estate transaction or for the construction, rehabilitation, repair, maintenance or improvement of real property, or a representative of such a person:

- (a) To discriminate against the applicant because of race, color, religion or national origin.
- (b) To use a form of application for financial assistance or to make or keep a record or inquiry in connection with applications for financial assistance which indicates directly or indirectly, the race, color, religion or national origin of the applicant.

564.203 Blockbusting prohibited; persistent solicitation. [M.S.A.26.1300 (203)]

Sec. 203. It is an unfair housing practice for a person, for the purpose of inducing a real estate transaction from which he may benefit financially:

- (a) To initiate, instigate or participate in a series of representations, advertisements or contacts

within a block, neighborhood or area designed to promote real estate transactions in the block, neighborhood or area based on the implication, directly or indirectly, that changes have occurred or will or may occur in the composition with respect to race, color, religion or national origin of the owners or occupants in the block, neighborhood or area in which the real property is located, or that the changes will or may result in the lowering of property values, or an increase in criminal or antisocial behavior or a decline in the quality of the schools in the block, neighborhood or area in which the real property is located.

(b) To solicit the sale or listing for sale of real property, by telephone, mail or personally, after the property owner has expressly requested the solicitor or the company he represents to cease such solicitation.

564.204 Retaliation, coercion, interference or obstruction prohibited. [M.S.A. 26.1300 (204)]

Sec. 204. It is an unfair housing practice:

(a) To retaliate or discriminate against a person because he has opposed an unfair housing practice, or because he has made a charge, filed a complaint, testified, assisted or participated in an investigation, proceeding or hearing under this act.

(b) To coerce a person to engage in an unfair housing practice.

(c) To interfere wilfully with the performance of a duty or the exercise of a power by the commission or one of its members or representatives under this act.

(d) To obstruct or prevent wilfully a person from complying with the provisions of this act or an order issued thereunder.

564.205 Information permitted. [M.S.A. 26.1300(205)]

Sec. 205. Nothing in this chapter shall be deemed to prohibit an owner, lender or his agent from requiring that any person who seeks to buy, rent, lease or obtain financial assistance for housing accommodations supply information concerning his personal, family, marital, financial and business status, but not concerning race, color, religion or national origin.