

**VILLAGE COUNCIL  
VILLAGE OF HOWARD CITY  
MONTCALM COUNTY, MICHIGAN**

At a regular meeting of the Village Council for the Village of Howard City held on June 21, 2021, Village Hall, 125 E. Shaw Street, Howard City, Michigan, Village Council Member VanWagner made the motion to adopt the following ordinance, which motion was seconded by the Village Council Member MacTavish:

**ORDINANCE NO. 2021-2**

**AN ORDINANCE TO REPLACE CHAPTER 92: FAIR HOUSING, OF THE VILLAGE  
OF HOWARD CITY CODE OF ORDINANCES**

The Village of Howard City ordains:

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 HOWARD CITY.

WHEREAS, the Village of Howard City, 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:

- a. 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.
- b. 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 ..."

NOW, THEREFORE BE IT ORDAINED BY THE VILLAGE OF HOWARD CITY, MICHIGAN, AS FOLLOWS:

## CHAPTER 92: FAIR HOUSING

### Section

- 92.01 Declaration of Policy
- 92.02 Definitions
- 92.03 Prohibited Acts
- 92.04 Penalty
- 92.05 Force & Effect
- 92.06 Validity
- 92.07 Immediate

### SECTION 92.01 - DECLARATION OF POLICY

- a. 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 Howard City, 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.
- b. It is the policy of the Village of Howard City 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, terms, 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.
- c. 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.

### SECTION 92.02 - DEFINITIONS

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

- a. **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.

- b. HOUSING ACCOMMODATION - The term "housing accommodation" includes any 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.
- c. REAL PROPERTY - The term "real property" means any real estate, vacant land, building, structure or housing accommodations within the corporate limits of the Village Howard City, Michigan.
- d. 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, or collects rental for the use of housing accommodation and/or real property of another.
- e. 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.
- f. 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.
- g. 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.

**SECTION 92.03 - 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 Howard City, Michigan:

- a. 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.
- b. 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.

- c. 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.
- d. 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.
- e. 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.
- f. To make any misrepresentations concerning the listing for sale or the anticipated listing for sale or the sale of any housing accommodation and/or 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 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.
- g. 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.
- h. 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.

#### **SECTION 92.04 - PENALTY**

Any person convicted of violating any of the provisions of this Ordinance shall be punished by a fine of not less than one hundred dollars (\$100.00) nor more than fifteen hundred dollars (\$1,500.00). Each day a violation continues shall constitute a separate violation. This Section shall in no way abrogate or impair the right of the Village of Howard City, Michigan, to specifically enforce, by any legal means, any of the provisions of this Ordinance.

#### **SECTION 92.05**

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

#### **SECTION 92.06**

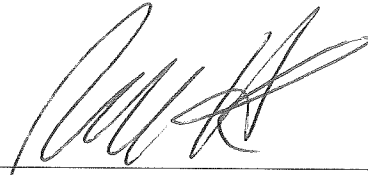
That it is the intention of the Village of Howard City, Michigan that this Ordinance and every provision thereof shall be considered separable, and the invalidity of any section, clause, or provision of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 92.07**

That this Ordinance shall be known as Ordinance No. 2021-2 of the Village Howard City, Michigan, and shall be in full force and effect from and after its passage, approval, recording, and publication in pamphlet form in accordance with law.

PASSED AND ADOPTED this 21st day of June, 2021 (year).

APPROVED BY ME this 21st day of June, 2021 (year).

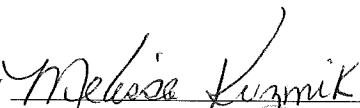
  
\_\_\_\_\_  
Randal Heckman, Village President

ORDINANCE NO. 2021-2 DECLARED ADOPTED.

**CERTIFICATION**

I certify that the foregoing is a true copy of an Ordinance adopted by the Village Council of the Village of Howard City at the time, date and place as specified above, pursuant to the required statutory procedures.

Respectfully submitted,

By   
\_\_\_\_\_  
Melissa Kuzmik, Village Clerk

VILLAGE COUNCIL  
VILLAGE OF HOWARD CITY  
MONTCALM COUNTY, MICHIGAN

At a regular meeting of the Village Council for the Village of Howard City held on February 15, 2021, at Village Hall, 125 E. Shaw Street, Howard City, Michigan, Village Council Member Williams made the motion to adopt the following ordinance, which motion was seconded by the Village Council Member VanWagner:

ORDINANCE NO. 2021-01

AN ORDINANCE TO ADD A NEW  
CHAPTER 131, SECTION 131.09 TO THE VILLAGE OF HOWARD CITY CODE OF  
ORDINANCES

The Village of Howard City ordains:

**Section 1.** Addition of Chapter 131, Section 131.09. That Chapter 131 of the Village Code of the Village of Howard City, is amended to add a new Section 131.09 to read in its entirety as follows:

**SECTION 131.09 AUTHORIZATION FOR THE COLLECTION OF FEES FOR  
EMERGENCY FIRE SERVICES**

Consistent with Act No. 33 of the Public Acts of 1951, the Village of Howard City hereby authorizes the collection of fees for emergency fire service, which fees shall be as set and adopted by resolution of the Village Council from time to time.

**Section 2. Severability.** Should any section, clause or phrase of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part declared to be invalid.

**Section 3. Effective Date.** This Ordinance shall become effective the day after its publication (or a summary thereof) as provided by law.

The vote to adopt this Ordinance was as follows:

YEAS: Bassett, Hagstrom, MacTavish, Smith, VanWagner, Williams, and Heckman

NAYS: None

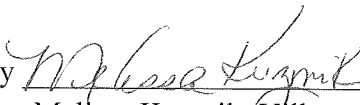
ABSENT/ABSTAIN: None

ORDINANCE NO. 2021-01 DECLARED ADOPTED.

**CERTIFICATION**

I certify that the foregoing is a true copy of an Ordinance adopted by the Village Council of the Village of Howard City at the time, date and place as specified above, pursuant to the required statutory procedures.

Respectfully submitted,

By   
Melissa Kuzmik, Village Clerk