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LANDLORDS TAKE HEED

Landlords throughout the nation, and certainly here in California, need to take heed. The Department of Housing Urban Development (HUD) has issued a recent circular advising that use of criminal background checks by landlords, in making tenancy decisions, could be a discriminatory practice. A link to the new HUD circular is set forth [here](#).

We encourage all landlords to review this new circular. When or if enforcement will be initiated by HUD on a “disparate impact” theory is unknown. However, the circular is a clear “warning” that HUD intends to move in this direction.

Hart|King can help you be sure your tenant approval process is compliant with both state and federal law.



Bill Hart
Managing Partner



Bill Dahlin
Partner



John Pentecost
Partner



Robert Williamson
Partner

4 Hutton Centre Drive, Suite 900, Santa Ana, CA 92707 (714) 432-8700

www.hartkinglaw.com

Hart King Attorneys at Law - 4 Hutton Centre Drive, Suite 900 - Santa Ana CA 92707
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