

# CRIMINAL RECORDS AND HOUSING



The Fair Criminal Record Screening Act for Housing protects people with criminal records from discrimination in their housing search.

It applies to all landlords **except for** those who live in the building **and** have fewer than three rental units.

## AT A GLANCE

**Landlords can NEVER ask about or consider**

- Arrests that did not lead to conviction.
- Convictions over 7 years old.

**Before giving you a conditional offer,** Landlords can not ask about or consider criminal records **at all.**

## 1. KNOW THE REQUIREMENTS

Landlords **must tell all applicants** what the financial, employment, criminal, and rental history requirements are **before taking an application fee.**

Until you get a **conditional offer** of housing in **writing**, no landlord can ask you about criminal history **at all.**

## 3. REVIEWING YOUR HISTORY

If you have a relevant criminal history, the landlord **must consider:**

1. The type and seriousness of the crime.
2. How old you were at the time.
3. How long since it occurred.
4. Rehabilitation or good conduct since.
5. How much the crime would impact other tenants if it happened again.
6. Whether the crime happened inside your rental unit.

## 2. RELEVANT HISTORY

A conditional offer means the landlord will offer you housing **after reviewing relevant criminal history.**

**Relevant Criminal History** only includes certain types of pending charges or convictions **from the last 7 years.** Some examples are convictions related to arson, murder, kidnapping, and sex trafficking.

For a full list, read the Fair Criminal Record Screening for Housing Act (D.C. Act 21-677).

## 4. IF YOU ARE DENIED

If the landlord withdraws your conditional offer or denies your application, **they have to tell you why in writing AND tell you how to file a complaint.**

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**You can file a complaint at the Office of Human Rights or contact Neighborhood Legal Services Program for free legal assistance by calling (202) 832-6577 or visiting [www.nlsp.org](http://www.nlsp.org).**