

## Co-op Coalition Survey: Criminal Background Checks

Thanks to the 10 people who took the time to help another co-op. It was nice to see some co-ops who have not responded to past emails. The more information shared among members, the better all co-ops will be. The results are contained in the table, below.

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In a message dated Tue, Mar 13, 2018 2:22 pm, CooperativesDC@aol.com writes:

Dear Coalition Representatives,

A Coalition member wants to know if your co-op conducts criminal background checks on your prospective owners and/or lessees. Their question is below. Please reply by Friday, March 23.

We will share the results with everyone a few days later. Thanks for helping one another!

***We currently do criminal background checks on tenants as part of our leasing process for owners that rent their units. Our Rules & Procedures Committee is proposing we do criminal background checks on prospective new buyers. We want to learn (1) if other cooperatives conduct such background checks, (2) who pays and in what amount or (3) if they have considered it and then decided not to do it.***

<50 units	Our coop does not currently do criminal background checks.
<50 units	Our [small] coop does no criminal background checks on either prospective tenants or prospective owners.
<50 units	Thanks for the question. For both new owners and new renters, we receive a basic background check as part of the credit reports (run by the credit bureau). The new owner/renter pays a fee for these reports that more than covers the cost of the basic background check and credit report. We have not considered more extensive checks for either group of applicants.
<50 units	We do complete background checks, criminal, credit, and sex offender registry. The applicants pay as part of their application fee. I think they just pay the cost of the service; I can't remember the amount off hand.  The down side to the check is that it is limited to jurisdiction. So they could have a record in another state and you wouldn't know. Also, if the name is common it's hard to figure out if it's really them or not. If it's a fed background check it would be better.
<50 units	We do not do criminal background checks.
50 – 99 units	Thank you.
50 – 99 units	We do not do background checks on shareholder candidates or potential sub-tenants.
100+ units	[Our co-op] doesn't. However, thinking about it, could be good idea.
100+ units	We do not conduct criminal background checks.
100+ units	We do not conduct criminal background checks on prospective coop Members or renters. We rely on the mortgage application process to determine the financial viability of a prospective purchaser and feel that is the only factor to approve the purchase. If the mortgage application process turns up something questionable, then the mortgage may be denied. For coop unit renters, that is between the coop Member owner and their prospective renter (after getting leasing approval from our Board).