

# SENATE BILL No. 86

January 27, 2009, Introduced by Senator WHITMER and referred to the Committee on Judiciary.

A bill to amend 1972 PA 348, entitled

"An act to regulate relationships between landlords and tenants relative to rental agreements for rental units; to regulate the payment, repayment, use and investment of security deposits; to provide for commencement and termination inventories of rental units; to provide for termination arrangements relative to rental units; to provide for legal remedies; and to provide penalties,"

(MCL 554.601 to 554.616) by adding section 1c.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1           SEC. 1C. (1) A RENTAL AGREEMENT SHALL PROVIDE THAT A TENANT  
2 SHALL BE GIVEN NOT LESS THAN 24 HOURS' NOTICE BEFORE THE LANDLORD  
3 ENTERS THE PREMISES OCCUPIED BY THE TENANT.

4           (2) A RENTAL AGREEMENT SHALL PROVIDE THAT A LANDLORD SHALL NOT  
5 ENTER PREMISES OCCUPIED BY THE TENANTS EXCEPT DURING REASONABLE  
6 HOURS IF THE PURPOSE IS TO PERFORM ROUTINE REPAIRS OR MAINTENANCE  
7 OR TO SHOW THE PREMISES TO PROSPECTIVE TENANTS. THIS SUBSECTION

1 DOES NOT APPLY TO A LANDLORD'S RIGHT TO ENTER ANY PREMISES WHEN  
2 EMERGENCY REPAIRS ARE NECESSARY.

3 (3) A RENTAL AGREEMENT SHALL PROVIDE THAT A TENANT HAS A RIGHT  
4 TO BE PRESENT ON THE PREMISES WHEN THE LANDLORD ENTERS THE PREMISES  
5 EXCEPT THAT A TENANT HAS NO RIGHT TO BE PRESENT ON THE PREMISES  
6 WHEN THE LANDLORD IS SHOWING THE PREMISES TO PROSPECTIVE TENANTS  
7 DURING REASONABLE HOURS. A RENTAL AGREEMENT MAY PROVIDE THAT A  
8 LANDLORD MAY DEMONSTRATE THAT HE OR SHE HAS GOOD CAUSE TO PROHIBIT  
9 ENTRY UNDER THIS SECTION.

10 (4) A TENANT MAY GIVE PERMISSION FOR A LANDLORD TO ENTER THE  
11 PREMISES AT ANY TIME EVEN IF THE RENTAL AGREEMENT PROVIDES  
12 OTHERWISE.

13 (5) THIS SECTION ONLY APPLIES TO RENTAL AGREEMENTS ENTERED  
14 INTO, RENEWED, OR RENEGOTIATED ON AND AFTER THE EFFECTIVE DATE OF  
15 THE AMENDATORY ACT THAT ADDED THIS SECTION.