

HOUSE BILL NO. 4553

March 23, 2021, Introduced by Reps. Cavanagh, Aiyash, Rabhi, Hood, Scott, Neeley, Garza, Brixie, Thanedar, Tyrone Carter, Stone, Bolden, Weiss, Pohutsky, Kuppia, Brabec, Young, Haadsma, Hammoud, Brenda Carter and Anthony and referred to the Committee on Regulatory Reform.

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 amending the title and by adding section 1c.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

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TITLE

1 An act to regulate relationships between landlords and tenants
2 relative to rental agreements for rental units; **to guarantee full**
3 **and equal access to, and full and equal use and enjoyment of,**
4 **residential rental accommodations regardless of a tenant's or**
5 **prospective tenant's source of income;** to regulate the payment,
6 repayment, use, and investment of security deposits; to provide for
7 commencement and termination inventories of rental units; to
8 provide for termination arrangements relative to rental units; to
9 provide for legal remedies; and to provide penalties.

10 **Sec. 1c. (1) A landlord shall not, based on the source of**
11 **income of a prospective or current tenant, do any of the following:**

12 (b) Deny or terminate a tenancy to the prospective or current
13 tenant.

14 (b) Make any distinction, discrimination, or restriction
15 against the prospective or current tenant in the price, terms,
16 conditions, fees, or privileges relating to the rental, lease, or
17 occupancy of a rental unit or in the furnishing of any facilities
18 or services in connection with the rental, lease, or occupancy of a
19 rental unit.

20 (c) Attempt to discourage the rental or lease of any rental
21 unit to the prospective or current tenant.

22 (d) Assist, induce, incite, or coerce another person to commit
23 an act or engage in a practice that violates this section.

24 (e) Coerce, intimidate, threaten, or interfere with any person
25 in the exercise or enjoyment of, or on account of the person having
26 exercised or enjoyed or having aided or encouraged any other person
27 in the exercise or enjoyment of, any right granted or protected
28 under this section.

29 (f) Represent to the prospective or current tenant that a

1 rental unit is not available for inspection or rental when the
2 rental unit in fact is available for inspection or rental.

3 (g) Otherwise make unavailable or deny a rental unit to the
4 prospective or current tenant because of his or her source of
5 income.

6 (2) A landlord shall not publish, circulate, issue, or
7 display, or cause to be published, circulated, issued, or
8 displayed, any communication, notice, advertisement, or sign of any
9 kind relating to the rental or lease of any rental unit that
10 indicates a preference, limitation, or requirement based on any
11 source of income.

12 (3) If a landlord requires that a prospective or current
13 tenant have a certain threshold level of income, any source of
14 income in the form of a rent voucher or subsidy must be subtracted
15 from the total of the monthly rent before calculating if the income
16 criteria have been met.

17 (4) A person who suffers a loss as a result of a violation of
18 this section may bring an action to recover actual damages or up to
19 4.5 times the monthly rent of the rental unit or units at issue,
20 whichever is greater, together with court costs and reasonable
21 attorney fees.

22 (5) As used in this section, "source of income" includes
23 benefits or subsidy programs including housing assistance, public
24 assistance, emergency rental assistance, veterans benefits, Social
25 Security, supplemental security income or other retirement
26 programs, and other programs administered by any federal, state,
27 local, or nonprofit entity. The term does not include income
28 derived in an illegal manner.