

HOUSE BILL NO. 5160

October 17, 2023, Introduced by Reps. Wilson, Rheingans, Miller, Byrnes, Brixie, Scott, Hope, Wegela and Whitsett and referred to the Committee on Regulatory Reform.

A bill to amend 1978 PA 454, entitled
"Truth in renting act,"
(MCL 554.631 to 554.641) by adding section 4a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 4a. (1) All of the following apply to a lease or a rental
2 agreement under the mobile home commission act, 1987 PA 96, MCL
3 125.2301 to 125.2350:

4 (a) An owner of a mobile home park or seasonal mobile home
5 park shall offer a lease or rental agreement with a term of no less

1 than 1 year to a prospective tenant or tenant. However, nothing in
2 this subdivision prohibits an owner of a mobile home park or
3 seasonal mobile home park from entering into a monthly lease or
4 rental agreement with a prospective tenant or tenant.

5 (b) Not less than 30 days before a lease or a rental agreement
6 with a duration of 1 year or greater expires, the owner of a mobile
7 home park or seasonal mobile home park shall deliver to the tenant
8 a written or electronic notice identifying the date the lease or
9 rental agreement ends and offering a renewal of the lease or a new
10 lease or rental agreement. Any expired lease or rental agreement
11 not renewed in writing constitutes a month-to-month tenancy with
12 all the rights, responsibilities, and obligations of a month-to-
13 month tenancy. This subdivision is subject to the rights and
14 responsibilities of an owner of a mobile home park or seasonal
15 mobile home park to terminate a lease or rental agreement for just
16 cause under section 5775 of the revised judicature act of 1961,
17 1961 PA 236, MCL 600.5775.

18 (c) A lease or rental agreement between an owner of a mobile
19 home park or seasonal mobile home park and a tenant for a duration
20 that is less than 1 year must include language that a lease or
21 rental agreement of a duration of 1 year or more was offered but
22 was declined.

23 (d) A lease or rental agreement between an owner of a mobile
24 home park or seasonal mobile home park and a tenant must include
25 language that an unlicensed owner of a mobile home park or seasonal
26 mobile home park shall not collect rent or take any action for
27 possession against residents pursuant to section 16 of the mobile
28 home commission act, 1987 PA 96, MCL 125.2316.

29 (2) Notwithstanding subsection (1), a lease or rental

1 agreement under the mobile home commission act, 1987 PA 96, MCL
2 125.2301 to 125.2350, must comply with the requirements of this
3 act.

4 Enacting section 1. This amendatory act does not take effect
5 unless all of the following bills of the 102nd Legislature are
6 enacted into law:

7 (a) Senate Bill No. ____ or House Bill No. 5157 (request no.
8 00827'23 *).

9 (b) Senate Bill No. ____ or House Bill No. 5159 (request no.
10 03699'23 *).

11 (c) Senate Bill No. ____ or House Bill No. 5158 (request no.
12 03700'23 *).

13 (d) Senate Bill No. ____ or House Bill No. 5161 (request no.
14 03701'23 *).