

# HOUSE BILL NO. 5235

October 25, 2023, Introduced by Reps. Brenda Carter, Miller, Rheingans, Wilson, Neeley, Hood, Dievendorf and Tsernoglou and referred to the Committee on Economic Development and Small Business.

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:**

**1** TITLE  
**2** An act to regulate relationships between landlords and tenants

1 relative to rental agreements for rental units; to regulate the  
2 payment, repayment, use and investment of security deposits; to  
3 provide for commencement and termination inventories of rental  
4 units; to provide for termination arrangements relative to rental  
5 units; **to provide for how rental applications are considered;** to  
6 provide for legal remedies; and to provide penalties.

7 **Sec. 1c. (1) Beginning on the effective date of the amendatory**  
8 **act that added this section and except as otherwise provided in**  
9 **subsection (2), a landlord shall do all of the following:**

10 (a) Note the date and time of when the landlord receives a  
11 completed rental application for a rental unit from a prospective  
12 tenant, regardless of whether the rental application was submitted  
13 electronically, in person, or through the mail.

14 (b) Screen all completed rental applications for a rental unit  
15 in chronological order to determine whether a prospective tenant  
16 meets all the screening criteria that are necessary to approve the  
17 rental application.

18 (c) Offer the rental unit to the first prospective tenant that  
19 meets all the screening criteria that are necessary to approve the  
20 rental application for that rental unit. If the first approved  
21 prospective tenant does not accept the rental unit offered under  
22 this subdivision within 3 business days after the date the offer of  
23 the rental unit is made, the landlord shall offer the rental unit  
24 to the next prospective tenant in chronological order until a  
25 prospective tenant accepts the rental unit for rental.

26 (2) Subsection (1) does not apply if the landlord is legally  
27 obligated to set aside the rental unit to serve specific vulnerable  
28 populations, including, but not limited to, homeless persons,  
29 survivors of domestic violence, or low-income individuals.