

HOUSE BILL NO. 5239

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

A bill to amend 1917 PA 167, entitled
"Housing law of Michigan,"
(MCL 125.401 to 125.543) by adding section 130a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 Sec. 130a. (1) Beginning on the effective date of the
2 amendatory act that added this section, if any of the following
3 apply, relocation assistance must be paid to a tenant:
4 (a) By a landlord of a premises, if an enforcing agency does
5 all of the following under section 130:
6 (i) Determines that conditions exist in a premises that

1 constitute a hazard to the health and safety of the tenant.

2 (ii) Determines that the conditions described under
3 subparagraph (i) were caused by the landlord's inadequate
4 maintenance or management of the premises.

5 (iii) Orders that the premises be vacated.

6 (b) By an owner or agent of a building or structure, if an
7 enforcing agency does all of the following:

8 (i) Determines that a building or structure is a dangerous
9 building under section 139.

10 (ii) Determines that the conditions that made the building or
11 structure a dangerous building were caused by the landlord's
12 inadequate maintenance or management of the building or structure
13 and noncompliance with any of the following:

14 (A) This act.

15 (B) The Stille-DeRossett-Hale single state construction code
16 act, 1972 PA 230, MCL 125.1501 to 125.1531.

17 (C) A building code of the city, village, or township in which
18 the building or structure is located.

19 (iii) Orders that the building or structure be demolished.

20 (2) All of the following apply to relocation assistance paid
21 pursuant to subsection (1):

22 (a) The relocation assistance must be in an amount equal to 3
23 times the current monthly rent paid by the tenant, as determined
24 under the rental agreement.

25 (b) The relocation amount must be paid to the tenant
26 regardless of whether the tenant is current on rent or other
27 charges or fees.

28 (c) The relocation assistance must be paid within 7 business
29 days after an enforcing agency issues an order under subsection

1 (1) (a) (iii) or (b) (iii) .

2 (3) The relocation assistance paid pursuant to subsection (1)
3 is in addition to any other remedy available under this act or
4 otherwise available by law.

5 (4) As used in this section, "tenant" means an individual who
6 occupies a premises or building or structure for residential
7 purposes with the consent of the landlord of the premises or owner
8 or agent of the building or structure for an agreed-upon
9 consideration.