

# HOUSE BILL NO. 4863

September 11, 2025, Introduced by Rep. Outman and referred to Committee on Regulatory Reform.

A bill to amend 1846 RS 66, entitled  
"Of estates in dower, by the curtesy, and general provisions  
concerning real estate,"  
by amending section 34 (MCL 554.134), as amended by 2012 PA 140.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 34. (1) Except as provided otherwise in this section, an  
2       estate at will or by sufferance may be terminated by either party  
3       by giving ~~1-month's~~ **a 1-month** notice to the other party. If the  
4       rent reserved in a lease is payable at periods of less than 3  
5       months, the time of notice is sufficient if it is equal to the

1 interval between the times of payment. Notice is not void because  
2 it states a day for the termination of the tenancy that does not  
3 correspond to the conclusion or commencement of a rental period.  
4 The notice terminates the tenancy at the end of a period equal in  
5 length to the interval between times of payment.

6 (2) If a tenant neglects or refuses to pay rent on a lease at  
7 will or otherwise, the landlord may terminate the tenancy by giving  
8 the tenant a written 7-day notice to quit.

9 (3) A tenancy from year to year may be terminated by either  
10 party by a notice to quit, given at any time to the other party.  
11 The notice ~~shall terminate~~ **terminates** the lease at the expiration  
12 of 1 year ~~from~~ **after** the time of the service of the notice.

13 (4) If a tenant holds over after a lease is terminated  
14 ~~pursuant to~~ **under** a clause in the lease providing for termination  
15 because the tenant, a member of the tenant's household, or other  
16 person under the tenant's control has manufactured, delivered,  
17 possessed with intent to deliver, or possessed a controlled  
18 substance on the leased premises, the landlord may terminate the  
19 tenancy by giving the tenant a written 24-hour notice to quit. This  
20 subsection applies only if a formal police report has been filed  
21 alleging that the person has unlawfully manufactured, delivered,  
22 possessed with intent to deliver, or possessed a controlled  
23 substance on the leased premises. ~~For purposes of~~ **As used in** this  
24 subsection, "controlled substance" means a substance or a  
25 counterfeit substance classified in schedule 1, 2, or 3 ~~pursuant to~~  
26 **under** sections 7211 to 7216 of the public health code, 1978 PA 368,  
27 MCL 333.7211 to 333.7216.

28 (5) **Except as provided in subsections (2) to (4) and subject**  
29 **to the requirement of section 5775 of the revised judicature act of**

1 1961, 1961 PA 236, MCL 600.5775, that a tenancy in a mobile home  
2 park may be terminated only for just cause, a notice purporting to  
3 terminate a tenancy in a mobile home park must give the tenant not  
4 less than 180 days to quit the premises. As used in this  
5 subsection, "mobile home park" means that term as defined in  
6 section 5771 of the revised judicature act of 1961, 1961 PA 236,  
7 MCL 600.5771.