

HOUSE BILL NO. 4986

September 18, 2025, Introduced by Reps. B. Carter, Wilson, McKinney, Tsernoglou, T. Carter, Morgan, Price, Weiss, Rheingans, MacDonell, Young, Hope, Conlin, O'Neal, Scott, Longjohn and Wooden and referred to Committee on Regulatory Reform.

A bill to amend 1933 (Ex Sess) PA 18, entitled

"An act to authorize any city, village, township, or county to purchase, acquire, construct, maintain, operate, improve, extend, and repair housing facilities; to eliminate housing conditions which are detrimental to the public peace, health, safety, morals, or welfare; and for any such purposes to authorize any such city, village, township, or county to create a commission with power to effectuate said purposes, and to prescribe the powers and duties of such commission and of such city, village, township, or county; and for any such purposes to authorize any such commission, city, village, township, or county to issue notes and revenue bonds; to regulate the issuance, sale, retirement, and refunding of such notes and bonds; to regulate the rentals of such projects and the use of the revenues of the projects; to prescribe the manner of

selecting tenants for such projects; to provide for condemnation of private property for such projects; to confer certain powers upon such commissions, cities, villages, townships, and counties in relation to such projects, including the power to receive aid and cooperation of the federal government; to provide for a referendum thereon; to provide for cooperative financing by 2 or more commissions, cities, villages, townships, or counties or any combination thereof; to provide for the issuance, sale, and retirement of revenue bonds and special obligation notes for such purposes; to provide for financing agreements between cooperating borrowers; to provide for other matters relative to the bonds and notes and methods of cooperative financing; for other purposes; and to prescribe penalties and provide remedies,"

by amending section 44a (MCL 125.694a), as amended by 1996 PA 338.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 44a. (1) ~~No~~ **A project management or local housing**
 2 **commission shall not terminate a** tenancy or contract right to
 3 occupy housing in a project or facilities operated by any city,
 4 village, township, or other unit of local government, as provided
 5 by this act, ~~shall be terminated by the project management or the~~
 6 ~~local housing commission~~ except for just cause.

7 (2) Just cause to terminate a tenancy or contract right to
 8 occupy housing includes, but is not limited to, 1 or more of the
 9 following:

10 (a) A failure to comply with the obligations of the lease or
 11 the lawful rules and regulations of the housing commission.

12 (b) The use of a unit for any unlawful purpose, including any
 13 purpose for which the commission is entitled to recover possession
 14 of the premises by summary proceedings under section ~~5714(1)(b)~~
 15 **5714(2) (b)** of the revised judicature act of 1961, ~~Act No. 236 of~~
 16 ~~the Public Acts of 1961, being section 600.5714 of the Michigan~~
 17 ~~Compiled Laws.~~ **1961 PA 236, MCL 600.5714.**

18 (c) The maintenance of any unsafe, unsanitary, or unhealthful

1 condition in any dwelling unit or in any of the common areas.

2 Enacting section 1. This amendatory act takes effect 90 days
3 after the date it is enacted into law.

4 Enacting section 2. This amendatory act does not take effect
5 unless House Bill No. 4985 (request no. H02571'25) of the 103rd
6 Legislature is enacted into law.