HOUSE BILL NO. 6446

November 05, 2026, Introduced by Rep. Young and referred to Committee on Regulatory Reform.

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 adding section 1n.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

Sec. 1n. (1) Not later than 90 days after the authority creates and makes publicly available the rental property database form in accordance with section 22f of the state housing

development authority act of 1966, 1966 PA 346, MCL 125.1422f, a landlord shall complete and send the form for each rental property owned by the landlord to the authority by a method specified by the authority. The landlord must include all of the following information in the form completed and sent to the authority, if applicable:

(a) The location of the rental property and the number of rental units in the rental property.

(b) The landlord's contact information, including the landlord's phone number, email address, and business address.

(c) If the landlord is a nonprofit, corporation, limited liability company, or other legal partnership, the name, address, phone number, and email address of the resident agent of the nonprofit, corporation, limited liability company, or other legal partnership.

(d) If the landlord designates an in-state agent as required under section 1m, the name, address, phone number, and email address of the in-state agent.

(e) If the landlord has entered into a property management employment contract with a property management company, the name, address, phone number, and email address of the property management company and an attestation that the property management company is in compliance with all requirements under the occupational code, 1980 PA 299, MCL 339.101 to 339.2677.

(f) The name of each person that holds a beneficial interest in the rental property.

(g) An attestation by the landlord that the rental property complies with all applicable state and local requirements for operating a rental property and all applicable health and safety

requirements, and that the rental property was issued a certificate of compliance in accordance with the housing law of Michigan, 1917 PA 167, MCL 125.401 to 125.543.

(2) Within 15 days after a change of ownership of a rental property, a landlord shall complete and send an updated form to the authority with the applicable information required under subsection (1)(a) to (g). Within 15 days after the landlord completes and sends an updated form to the authority as required under this section, the landlord shall provide a copy of the updated form to every tenant in the rental property and in accordance with subsections (3)(b) and (4).

(3) A landlord must provide a copy of the form sent to the authority to each tenant in the rental property in accordance with either of the following, as applicable:

(a) To a tenant that resides in the rental property by personal delivery, first-class mail, or email after the initial completion and sending of the form as described under subsection (1), 30 days after the landlord sent the form to the authority.

(b) To every new tenant, as an addendum to the lease agreement.

(4) The landlord shall post a most recent completed updated copy of the form in a common area of the rental property.

(5) A landlord must attach the most recent completed updated form sent to the authority to every renewal lease agreement.

(6) A landlord that violates this section is subject to a civil fine of not more than $50.00 for each day the violation continues. The prosecutor of the county in which the violation occurred or the attorney general may bring an action to collect the fine.

(7) The civil fine collected under this section must be used to cover the costs of maintaining the database created under section 22f of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1422f.

(8) As used in this section:

(a) "Authority" means the Michigan state housing development authority created under section 21 of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1421.

(b) "Form" means the rental property database form created by the authority under section 22f of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1422f.

(c) "Person that holds a beneficial interest" means a person that has a direct or indirect ownership interest of more than 10% in the applicable rental property.

Enacting section 1. This amendatory act does not take effect unless all of the following bills of the 103rd Legislature are enacted into law:

(a) House Bill No. 6448 (request no. H04336'25).

(b) House Bill No. 6447 (request no. H04338'25).