



**House
Legislative
Analysis
Section**

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SENIORS MAY BREAK LEASE

House Bill 4287
Sponsor: Rep. Jan C. Dolan
Committee: Commerce

Complete to 2-10-94

A SUMMARY OF HOUSE BILL 4287 AS INTRODUCED 2-2-95

Public Act 348 of 1972 (MCL 554.601) regulates the contractual relationship between landlords and tenants relative to rental unit leases. The bill would amend the act to require a rental lease to include a provision specifying that a tenant who had occupied a rental unit for more than 13 months could terminate the lease by a 60-day written notice to the landlord if one of the following occurred:

- * The tenant became eligible during the lease term to take possession of a subsidized rental unit in "senior citizen housing" (which the bill would define as "housing for individuals 62 years of age or older" that was at least partially government subsidized) and provided the landlord with written proof of the eligibility;

- * The tenant became incapable during the lease term of living independently, as certified by a physician in a notarized statement.

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