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BILL



ANALYSIS

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House Bill 4287

Sponsor: Representative Jan Dolan

House Committee: Commerce

Senate Committee: Local, Urban, and State Affairs

Date Completed: 4-25-95

**SUMMARY OF HOUSE BILL 4287 as passed by the House:**

**The bill would amend the landlord-tenant Act to provide for a rental agreement to be terminated under certain circumstances and limit the liability of the estate of a deceased tenant who was 62 years of age or older at the time of death.**

The bill would require that a rental agreement provide that a tenant who had occupied a rental unit for more than 13 months could terminate a lease by a 60-day written notice to the landlord if one of the following occurred during the lease term:

- The tenant became eligible to take possession of a subsidized rental unit in "senior citizen housing" and provided the landlord with written proof of that eligibility.
- The tenant became incapable of living independently, as certified by a physician in a notarized statement.

The bill also would require that a rental agreement provide that the estate of a tenant who was at least 62 would be liable for not more than 60 days' or two months' rent if the tenant had passed away.

The bill would apply only to leases entered into, renewed, or renegotiated after the bill's effective date, in accordance with the constitutional prohibition against impairment of contracts under Article I, Section 10 of the State Constitution.

("Senior citizen housing" would mean housing for individuals 62 years of age or older that was subsidized in whole or in part under any Federal, State, or local program.)

MCL 554.601 et al.

Legislative Analyst: P. Affholter

**FISCAL IMPACT**

The bill would have no fiscal impact on State or local government.

Fiscal Analyst: B. Bowerman

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