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**SFA****BILL ANALYSIS**

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Senate Bill 255 (as passed by the Senate)  
Sponsor: Senator Bill Bullard, Jr.  
Committee: Local, Urban and State Affairs

Date Completed: 8-17-98

### **CONTENT**

The bill would amend the Revised Judicature Act to create exceptions to the requirement that the tenancy of a tenant in a mobile home park not be terminated unless there is just cause for the termination. Under the bill, this provision would not apply to the termination of a tenancy in a mobile home park if the tenant were leasing both the mobile home site and the mobile home from the owner or operator of the mobile home park.

The bill also specifies that the just cause eviction requirement would not apply to the termination of a tenancy pursuant to the Act's provisions allowing summary proceedings for the recovery of possession of premises when a person: fails or refuses to pay rent; holds over premises following a written demand for possession or following termination of a lease; willfully or negligently causes a serious and continuing health hazard or physical injury to the premises; takes possession of premises by forcible entry, holds possession by force after a peaceable entry, or comes into possession by trespass; continues in possession of premises sold by a mortgage or execution after the time limited by law for redeeming the premises; or, continues in possession of premises sold and conveyed by a personal representative under license from the probate court or under authority in a will.

MCL 600.5771 & 600.5775

Legislative Analyst: L. Arasim

### **FISCAL IMPACT**

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

Fiscal Analyst: B. Bowerman

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.