

HOUSE BILL NO. 4303

February 23, 2021, Introduced by Reps. Witwer, Cherry, Mueller, Sneller, Hertel, Kahle and Clements and referred to the Committee on Regulatory Reform.

A bill to amend 1978 PA 454, entitled
"Truth in renting act,"
(MCL 554.631 to 554.641) by adding section 4a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 4a. (1) Both of the following apply to a lease or a
2 rental agreement under the mobile home commission act, 1987 PA 96,
3 MCL 125.2301 to 125.2350:

4 (a) An owner of a mobile home park or seasonal mobile home
5 park shall offer a lease or rental agreement with a term of no less

1 than 1 year to a prospective tenant or tenant. However, nothing in
2 this subdivision prohibits an owner of a mobile home park or
3 seasonal mobile home park from entering into a monthly lease or
4 rental agreement with a prospective tenant or tenant.

5 (b) Not less than 30 days before a lease or a rental agreement
6 with a duration of 1 year or greater expires, the owner of a mobile
7 home park or seasonal mobile home park shall deliver to the tenant
8 a written or electronic notice identifying the date the lease or
9 rental agreement ends and offering a renewal of the lease or a new
10 lease or rental agreement. Any expired lease or rental agreement
11 not renewed in writing constitutes a month-to-month tenancy with
12 all the rights, responsibilities, and obligations of a month-to-
13 month tenancy.

14 (2) Notwithstanding subsection (1), a lease or rental
15 agreement under the mobile home commission act, 1987 PA 96, MCL
16 125.2301 to 125.2350, must comply with the requirements of this
17 act.

18 Enacting section 1. This amendatory act does not take effect
19 unless all of the following bills of the 101st Legislature are
20 enacted into law:

21 (a) Senate Bill No. ____ or House Bill No. 4301 (request no.
22 00774'21).

23 (b) Senate Bill No. ____ or House Bill No. 4304 (request no.
24 00775'21).

25 (c) Senate Bill No. ____ or House Bill No. 4300 (request no.
26 01198'21).

27 (d) Senate Bill No. ____ or House Bill No. 4299 (request no.
28 01201'21).

29 (e) Senate Bill No. ____ or House Bill No. 4298 (request no.

- 1 01319'21).
- 2 (f) Senate Bill No. _____ or House Bill No. 4302 (request no.
- 3 01469'21).