

SENATE BILL NO. 253

April 23, 2025, Introduced by Senators CAVANAGH, BAYER, CHANG, CAMILLERI, DAMOOSE, MCMORROW, SHINK and GEISS and referred to Committee on Housing and Human Services.

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 1f.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 **Sec. 1f. (1) A tenant in a metered or sub-metered rental unit**
2 **that is not multifamily rental property that is serviced by a**
3 **single water meter may request that a provider send a copy of the**

1 water and sewer bill to both the landlord and the tenant.

2 (2) A landlord shall not interfere with, or discriminate or
3 retaliate against, a tenant that makes a request under subsection
4 (1). For purposes of this subsection, interference with, or
5 discrimination or retaliation against, a tenant includes, but is
6 not limited to, shutting off the tenant's access to water in the
7 tenant's rental unit, refusing to renew the tenant's lease,
8 unlawfully evicting the tenant because the tenant made a request
9 under subsection (1), or increasing the tenant's rental payment
10 solely because the tenant exercised the tenant's rights under this
11 section.

12 (3) A rental agreement entered into, renewed, or renegotiated
13 after the effective date of the amendatory act that added this
14 section must contain the requirements of this section.

15 (4) If this section conflicts with a federal law regulating
16 subsidized housing, the federal law prevails.

17 (5) This section applies only to a lease, including a lease
18 renewed each month as an estate at will in accordance with section
19 34 of 1846 RS 66, MCL 554.134, entered into, renewed, or
20 renegotiated after the effective date of the amendatory act that
21 added this section, in accordance with the constitutional
22 prohibition against impairments of contract as provided by section
23 10 of article I of the state constitution of 1963.

24 (6) As used in this section, "provider" means a community
25 water supply that is publicly or privately owned and that provides
26 retail water service in this state.