

MEMORANDUM

TO: Real Property Law Section Council

FROM: Roxana Zaha / David Pierson

DATE: May 11, 2026

SUBJECT: Legislative Committee Report

1. **Monthly Calls.** The Legislative Committee met on May 5, 2026. Roxana Zaha also had a separate call on May 5, 2026, with RPLS lobbyist Tabitha Zimny.

2. **New Business.**

A. New Bills:

- a. **Property Tax Relief Bill Package** – backed by House Speaker Matt Hall.
 - i. **House Joint Resolution T** – would amend section 3 of Article IX of the *state constitution* to provide that, after January 2027, the transfer of a parcel of property would not result in the uncapping of its taxable value.
 - ii. **HB 5872** (introduced 4/23/26; referred to Gov't Operations Committee) would amend the *General Property Tax Act* to make complementary changes to reflect HJR T. Under the bill, taxable value would stay capped after a transfer and could only be increased under the current limitations for untransferred property (no more than 5% or the rate of inflation, whichever is less) so long as the property continues to be owned and used as a principal residence.

7 (3) ~~Upon~~ **Except as otherwise provided in this subsection, upon**
8 a transfer of ownership of property after 1994, the property's
9 taxable value for the calendar year following the year of the
10 transfer is the property's state equalized valuation for the
11 calendar year following the transfer. **The adjustment to taxable**
12 **value described in this subsection does not apply to a transfer of**
13 **ownership of property after December 31, 2025 if the property is**
14 **transferred to a transferee who owns and uses the property as the**
15 **transferee's principal residence, and instead the taxable value of**
16 **that property continues to be determined under subsection (2) for**
17 **so long as the property is continuously owned and used as the**
18 **principal residence of that transferee or an immediately succeeding**
19 **transferee.**

- iii. **HB 5874 (introduced 4/23/26; Gov't Operations Cmttee)- - would repeal the State Real Estate Transfer Tax Act.** Revenue from the tax is currently deposited into the School Aid Fund. The bills states that it is the intent of the legislature to annually appropriate sufficient funds from the state general fund to compensate the School Aid Fund for any loss or revenue resulting from the repeal of the state real estate transfer tax.

1. **HB 5875, HB 5876, HB 5877 (introduced 4/23/26; Gov't Operations Cmtee)** – would amend the Recodified Tax Increment Financing Act, to make complementary changes to reflect the proposed repeal of the State Real Estate Transfer Tax Act.
 - iv. **HB 5878 (introduced 4/23/26; Gov't Operations Cmtee)** would amend the **General Property Tax Act** to **eliminate Michigan's personal property tax** on items that are not already exempt, beginning with **taxes levied after December 31, 2026**. Under the bill, all otherwise-taxable personal property would become exempt, so long as no other exemption applies.
 1. Owners would still need to **annually file a personal property statement** with the local tax collecting unit, along with an attestation (in a form prescribed by Treasury) confirming that no other exemption is available and reporting the amount of personal property tax paid in the 2026 tax year. Local units must then report exemption data to the Department of Treasury by April 1 each year so the state can calculate municipal revenue losses. The bill is **tie-barred to HB 5879 and HB 5880** and would not take effect unless both are enacted.
 - v. **HB 5873** –would **repeal the State Education Tax Act**, which imposes a six-mill state education tax on all property not exempt from property taxes under the General Property Tax Act and directs the revenue to the School Aid Fund (SAF) for distribution to local school districts for school operating purposes.
 1. The bill states that it is the intent of the legislature to annually appropriate sufficient funds from the state general fund to compensate the School Aid Fund for any loss of revenue resulting from the repeal of the state education tax. The bill would take effect 90 days after it is enacted. The bill is tie-barred to House Bill 5880 (proposes an excise tax on certain services).
- b. **Senate Bill Package on Mobile Homes (SB 0934, 0935, 0936, 0937, 0938, 0939)**
(introduced 4/29/26)
- i. Taken together, these bills update Michigan's Mobile Home Commission Act and related statutes, with the goal of (i) tightening park licensing/oversight and definitions, (ii) clarifying tenant/park enforcement and abandonment-related procedures in court, and (iii) creating a resident opportunity-to-purchase framework supported by a tax credit and an agency role for administering a resident ownership revolving fund.
 1. **Per Tabitha** – These bills have been a decade in the making for the **modernization of the Mobile Home laws**.
 - ii. SB 0935 - requiring the department (LARA) (or its designee) to conduct **at least annual physical inspections** of mobile home parks and seasonal parks, to prepare an inspection report identifying **material deficiencies**, and to provide that report to the local government (and to **secured parties** if material deficiencies are found). It also authorizes a **reinspection fee** (capped at **\$200**) if the department determines reinspection is needed due to material deficiencies identified in the initial inspection.
 - iii. SB 0936 - changes to the "**just cause**" framework for termination of a mobile home park tenancy (including enumerated grounds and clarifications), and it adds specific language treating repeated nonpayment as just cause (e.g., failure to make timely payment "on 3 or more occasions" in a 12-month period, tied to written demands for possession).

- iv. **SB 0937** - amends the Mobile Home Commission Act to prohibit a park owner from making a **final, unconditional acceptance** of an offer to sell/transfer a mobile home park (or seasonal park) unless the owner first **notifies residents and the department**, and gives residents **60 days** to state in writing that they intend to purchase. If residents timely respond and form a homeowners' association or cooperative, the owner must provide the **sale price, terms of sale, and books/records** to the residents' entity, and any confidentiality/NDA requirement cannot be structured to create an **unreasonable barrier** to raising money for the purchase.
- v. SB 0938 - would create an **individual income tax credit** for the sale of a mobile home park or seasonal mobile home park to **residents, a residents' association, or a cooperative**, and it is **tie-barred to SB 0937**
- vi. SB 0939 - amends the **State Housing Development Authority Act (MCL 125.1422)** to provide authority to administer the **resident ownership revolving fund** created in the Mobile Home Commission Act.

Note: L. Lewis indicated that she would ask someone in her firm to look at these bills.

- c. **HB 5778 – increases penalties for trespassing** (introduced 4/15/26; Committee on Judiciary) - would amend the Michigan Penal Code to **increase penalties for criminal trespass** under **MCL 750.552**. The underlying trespass rules largely remain the same, but the bill ratchets up punishment for repeat offenses.
 - i. Trespass conduct unchanged: The bill continues to prohibit entering or remaining on another's land or premises without lawful authority after being forbidden or directed to leave, and entering or remaining on fenced or posted farm property without consent.
 - ii. Penalty increase for repeat offenders:
 - 1. First offense: Misdemeanor punishable by up to 30 days in jail, a fine up to \$250, or both (unchanged).
 - 2. Second or Subsequent offense: Penalty increases to up to 90 days in jail, a fine up to \$500, or both. [**This is new** – currently, there is no enhanced penalty for repeat offenders; a second or third trespass carried the same maximum as the first offense]
 - 3. Process server exception retained: Individuals lawfully serving process are explicitly exempt while attempting service by the most direct route
- d. **HB 5784 – Condominium Reserves** (introduced 4/14/26; Committee on Reg Reform) would amend Michigan's Condominium Act (MCL 559.205) to strengthen and **standardize reserve study requirements for condominium associations**, to improve long-term maintenance planning and financial stability.
 - i. Key Provisions
 - 1. Mandatory initial reserve study
 - a. New condominiums: The association must conduct an initial reserve study *no later than 30 days before the transitional control date*; the developer must require the study.
 - 2. Existing condominiums: If the association has not conducted or updated a reserve study within the past 5 years, it must:
 - a. conduct one within 3 years of the bill's effective date, or
 - b. enter a contract within 3 years and complete the study within 1 year of contracting.

3. Ongoing updates
 - a. After the initial study, associations must update or redo the reserve study at least every 5 years.
 4. Which associations are covered
 - a. Applies to associations responsible for maintaining, repairing, or replacing common elements, and that:
 - i. have an annual budget over \$20,000, or
 - ii. operate a project with more than 20 condominium units.
 5. Who may prepare the reserve study
 - a. Must be prepared by a qualified individual, such as:
 - i. someone who has prepared at least 30 reserve studies within the past 3 years,
 - ii. a licensed Michigan architect or professional engineer, or
 - iii. a person holding recognized reserve specialist credentials from industry organizations.
 - ii. **Per Tabitha** – this was introduced in prior years; not expected to go anywhere any time soon
- e. *Data Centers* – **Per Tabitha** - there is a lot of discussion but unlikely that there will be any meaningful movement on any data center bills until after the election.
- f. **HOPE Zones Package** (*Helping Opportunity Prosper Everywhere (HOPE) Zone Act*)
- i. Modeled in part on federal Opportunity Zones, Hope **Zones would identify high-need communities and pair them with:**
 1. Targeted tax incentives for businesses and developers
 2. Streamlined development processes to reduce barriers to entry
 3. Public-private alignment to encourage coordinated investment
 - ii. While still in the early stages this term, the concept is familiar: **designate specific geographic areas for enhanced tax incentives and regulatory flexibility to attract private investment, support job creation, and stabilize local economies.**
- g. **HB 5900 and 5901** (tie barred) (introduced 4/29/26; Comttee on Judiciary) – Eminent Domain / Condemnation Reform Package
- i. Together, HB 5900 and HB 5901 strengthen the position of property owners in condemnation proceedings by increasing financial consequences for weak or unfair takings and by tightening requirements on condemning authorities.
 - ii. **HB 5900** focuses on **attorney fees and costs**. It expands and clarifies situations where a property owner can recover reasonable attorney fees and litigation expenses in a condemnation case—particularly where the condemning authority **abandons the taking** or **fails to prevail** on core issues like the necessity of the acquisition. The practical effect is to shift more financial risk onto agencies that pursue marginal or poorly supported condemnation actions.
 - iii. **HB 5901** addresses **bad-faith conduct and public-use determinations**. It amends the Act to provide remedies when a condemning authority makes a **bad-faith offer** to acquire property and adjusts the **burden of proof** related to whether a taking is truly for a public use. HB 5901 also reinforces requirements that agencies make and document a genuine, good-faith written offer of just compensation before proceeding with condemnation, and it ties consequences to failures in that process.
 - iv. **Per Tabitha** – they will investigate this more for us and follow up.

- h. **Anti-Investor Ownership Package** (introduced 4/30/26)
- i. HB 5928, 5929, and 5930 – seek to limit purchases of residential property by certain business entities; civil forfeiture consequences when those prohibitions are violated
 - ii. **HB 5928 would prohibit specified businesses from purchasing residential real estate in Michigan.** The bill creates a new standalone act restricting ownership by certain corporate or business entities in residential land sales, with the stated goal of protecting housing availability and limiting non-owner-occupied acquisitions. The specific prohibited entities and enforcement structure depend on the companion bills.
 - iii. **HB 5929** amends Michigan law governing property eligible for forfeiture by modifying what constitutes a crime tied to property violations. It expands the definition of qualifying offenses so that residential property acquired in violation of HB 5928 may become subject to forfeiture.
 - iv. **HB 5930** further amends forfeiture statutes to clarify which residential properties may be seized when prohibited purchases occur.
 - v. **Per Tabitha – this will likely not advance.**
- i. **Real Estate Agency Reform Package** HB 5227, 5228, and 5229 (Introduced 11/06/25, passed House with immediate effect on April 16, 2026)
- i. **HB 5227** amends the Occupational Code to provide that a licensed real estate broker or salesperson may not assist a buyer in developing or negotiating an offer **unless the parties have first entered into a written buyer-agency agreement that discloses the broker’s compensation.** Until such an agreement is signed, a prospective buyer is treated as a customer, not a client, and agency relationships cannot be implied or created orally. Violations are subject to professional discipline. Limited exceptions apply for seller’s agents or transaction coordinators preparing offers at the direction of an unrepresented buyer.
 - ii. **HB 5228** updates related Occupational Code provisions governing agency disclosures, service agreements, and closing statements. It **aligns disclosure requirements with the elimination of implied buyer agency and clarifies the role of transaction coordinators** who facilitate transactions without acting as fiduciaries or advocates for either party.
 - iii. **HB 5229** modifies the rules for limited-service real estate agreements, clarifying how and when buyers or sellers may waive certain statutory services that would otherwise be required under a full-service provision agreement. This bill works in tandem with HB 5227 and HB 5228 to ensure waivers are informed, express, and documented.

B. **Deed Fraud Prevention Package** five draft bills intended to address deed fraud (not yet introduced)

Expedited Quiet Title (05730’25)

- **Purpose:** Create a faster, cheaper court process for victims to clear a fraudulent deed from the record (modeled on Texas).
- **How it works:** Owner records an affidavit, gives notice to the apparent grantor/grantee, allows a 21-day window for a counter-affidavit, then can file a verified court complaint; court can rule quickly and narrowly on the instrument’s validity.
- **Key concerns raised:**
 - A separate provision would let the **register of deeds determine whether an instrument is “fraudulent”** (without defining “fraudulent”), requiring credibility/evidence judgments with no clear standards.

- The ROD is also tasked with **helping prepare/file complaints and advising owners**, declared “not the practice of law,” which is questionable; registers may lack training.
- Another option lets AG/prosecutor/**law enforcement agency** move to void an instrument **without notice** to others with interests in the property—potentially disruptive years later.

Trusted Submitter System (H05731’25)

- **Purpose:** Reduce fraud by requiring filings be made by vetted “trusted submitters” (title companies, attorneys, financial institutions) or else require ID; RODs must reject certain “suspicious” filings.
- **How it works:** Trusted submitters must be “associated to the property” (undefined) or attest they made “diligent effort” to ensure it’s not fraudulent; non-trusted filers must show government photo ID.
- **Key concerns raised:**
 - Definitions like “**suspicious,**” “**information,**” “**official records,**” and “associated to the property” are vague.
 - RODs are required to reject instruments as “materially false/fictitious/fraudulent” without explaining **how they would know** or what evidence is required, despite limited/no training.
 - Odd inconsistency: a materially false instrument might not be rejected if submitted by a trusted submitter (depending on how provisions interact).
 - Some “suspicious” categories duplicate existing recording rules or target nuisance filings rather than true fraud; the model is based on a **pending** NC bill, not enacted law.

Empower Registers to Review Filings via Administrative Process (H05732’25)

- **Purpose:** Let RODs flag suspected fraudulent instruments and refer them (after consulting counsel) to an **administrative law judge** process (modeled on Illinois).
- **How it works (Illinois model):** Instrument recorded plus a referral notice; owner notified; administrative hearing/appeals; final recorded judgment says instrument is fraudulent or legitimate.
- **Key concerns raised:** Michigan lacks a comparable administrative framework; the draft is described as **mostly blank** operationally. It’s unclear why Michigan needs this additional mechanism if an expedited quiet title path exists. **Owner-alert systems** for recordings may be a simpler, clearer add-on.

Revise Slander of Title Statute / Limitations (05733’25)

- **Purpose:** Extend/toll the time for victims to sue for slander of title so they aren’t blocked while prosecutors investigate – extend to three (3) years (current limitation noted as one year).
- **How it works:** Tolling until a law enforcement investigation concludes or a criminal case is resolved.
- **Key concern raised:** Hard to determine when an “investigation” is truly underway or when it is “concluded.”

Create a “Deed Fraud” Cause of Action (05734’25)

- **Purpose:** Create a private lawsuit specifically for deed fraud with broader remedies (fees/damages) and potential liability reaching lenders and title insurers (referencing a NY proposal).

- **How it works:** Imposes liability on lenders/title companies for failure to conduct “reasonable due diligence” / “standard non-negligent investigation.”
- **Key concerns raised:** Key terms are undefined and may not fit title/loan practice; lenders/insurers typically investigate **to protect the lender/future insured**, not the current owner—so it’s unclear who is deceived and what they would be expected to detect.

- Per Tabitha - ROD is not interested in doing any of these things – they are not supportive. The bill supporters are likely going back to the drawing board because there is so much concern.

3. Old Business.

A. **Zoning Bills Package. 5/5/2026 UPDATE – per Tabitha, the MML package are not advancing because they are predicated on \$650MM and we are already in a deficit. The Aragona zoning bills package is moving, slowly. They are working on changes currently.**

Introduced late Feb / early March. Bi-partisan zoning package aimed primarily at increasing housing supply by reducing local regulatory barriers. Main sponsors: Rep. Kristian Grand (Grand Rapids – D) and Rep. Joe Aragona (Clinton Twp. – R). Referred to Committee on Government Operations.

Product of a Housing working group that has been working on these reforms for a few years.

Bills would centralize residential zoning at the state level by allowing small lot development, tiny houses, accessory dwelling units, duplexes and mobile homes in all residential zones, tight setbacks in metro areas, and reducing red tape to allow for quicker development.

Backed by the Developers and Realtors. **Opponents:** Municipal League, Michigan Township Association.

Bill	Law Amended	Core Change
HB 5529	LDA	Caps minimum lot size at 1,500 sq. ft. for detached single-family homes served by public water & sewer (including platted subdivision lots).
HB 5530	ZEA	Prohibits zoning ordinances from requiring >1,500 sq. ft. minimum lot size for detached single-family homes with public water & sewer.
HB 5531	ZEA	Limits site-plan review to reasonably necessary studies; imposes 60-day decision deadline for approval or denial.
HB 5532	ZEA	Raises protest-petition threshold to 60% when zoning change increases housing units; updates petition requirements & penalties.
HB 5577	State Plane Coordinates Act	Updates land-survey coordinate standards used in mapping and property surveys.
HB 5581	ZEA	Allows tiny houses statewide; prohibits minimum dwelling size over 500 sq. ft.
HB 5582	ZEA	Limits parking to 1 space per dwelling unit (in multifamily); prohibits exclusion of mobile homes from residential zones.
HB 5583	ZEA	Caps minimum setbacks in Metropolitan Statistical Areas (MSAs): 15 ft. front, 5 ft. side/rear (25 ft. near wetlands/water).

Bill	Law Amended	Core Change
HB 5584	ZEA	Allows duplexes by right wherever single-family homes are permitted.
HB 5585	ZEA	Requires ADUs by right in residential districts if certain criteria are met; prohibits exclusion of mobile homes from residential zoning. “Accessory Dwelling Units (ADU) = a secondary dwelling unit, whether constructed on-site or off-site, that is incidental to another dwelling unit located on the same parcel of real property.”

B. Zoning Bills Package – Michigan Municipal League Counterproposal (MML) (HB 5660; introduced 3/3/26; Referred to Committee on Government Operations). Tie-bar: HB 5661 (program administration by MSHDA)

Main Sponsor: Rep. Mark Tisdell (R- Rochester) with bi-partisan support.

Overview: House Bill 5660 creates the **Michigan Home Program Act**, establishing a new statewide framework to **increase housing supply and affordability** for income-qualified households. The bill pairs **state funding and financing tools** with **local zoning reform incentives** and **employer participation**, aiming to accelerate housing construction and rehabilitation *without mandating local zoning changes*.

Main Components:

- **MI Home Community Program**
 - Allows cities, villages, townships, and counties to become certified MI Home Communities
 - Certification requires adoption of policies that support housing growth (e.g., zoning reforms, streamlined approvals)
 - Certification is voluntary and required to access program funding
- **MI Home Grant Program**
 - Creates the MI Home Grant Fund
 - Provides grants to: Local governments, Land banks, Public or nonprofit housing partners
 - Eligible uses include:
 - New residential construction
 - Rehabilitation of existing housing
 - Housing related infrastructure
 - Implementation of zoning or land use reforms
 - Focuses on long-term housing, not short-term rentals
- **MI Home Loan Program**
 - Creates the MI Home Loan Fund
 - Provides state administered loans to support:
 - Housing construction and rehabilitation
 - Condominium and land bank led housing projects
 - Designed to reduce financing barriers and leverage private investment
- **MI Home Employer Program**
 - Creates the MI Home Employer Fund
 - Encourages employer participation in housing solutions for workers
 - Allows employer contributions to support:
 - Workforce housing development
 - Employee housing assistance (e.g., down payment or rental support)

- Targets income qualified households and workforce needs
- **Administration**
 - HB 5660 establishes the programs and funds
 - HB 5661 authorizes the Michigan State Housing Development Authority (MSHDA) to administer the MI Home programs, funds, and compliance requirements.

C. Residential Construction Bills

HB 5597 - Amends: Stille DeRossett Hale Single State Construction Code Act; (MCL 125.1512 & 125.1513; adds §12a); Status: Introduced February 26, 2026; House Regulatory Reform Committee.

- Would allow qualified third-party inspection companies to perform building inspections that are otherwise conducted by local enforcing agencies under Michigan’s construction code → aims to reduce project delays caused by limited municipal inspection resources.
- Key Provisions:
 - **Third-Party Building Inspections**
 - Allows a property owner to use a **third-party inspection company** to conduct inspections or tests required under a building permit.
 - Third-party inspections may replace inspections otherwise performed by local enforcing agencies.
 - **Inspector Qualifications & Compliance**
 - Third party inspection companies must: (1) Comply with the State Construction Code Act, (2) Use inspectors who are properly registered and qualified, (3) Inspections must be conducted in accordance with the code and applicable laws.
 - **Reporting Requirements:**
 - After completing an inspection, the third-party company must submit a written inspection report to:
 - The local enforcing agency
 - The property owner
 - Reports must indicate: Code compliance status and any deficiencies or required corrections
 - **Role of Local Enforcing Agencies** - Local agencies retain authority to:
 - Review third party inspection reports, Enforce compliance with building permits and code requirements, Issue certificates of use and occupancy
 - Buildings may not be occupied until a certificate of occupancy is issued; temporary certificates are permitted under specified conditions.

HB 5570 of 2026 Housing: codes; single exit stairway in multiple-family dwellings; allow under certain conditions. Amends 1972 PA 230 (MCL 125.1501 - 125.1531) by adding sec. 4i. and **HB 5571** of 2026 Construction: code; single exit stairway in multiple-family dwellings with not more than 6 levels; allow under certain conditions. Amends 1972 PA 230 (MCL 125.1501 - 125.1531) by adding sec. 4j. TIE BAR WITH: HB 5570'26

- **HB 5570 and HB 5571 amend Michigan’s construction code by allowing certain low- and mid-rise multifamily buildings to be built with a single interior exit stairway under strict fire-safety and design conditions.**
- The bills are intended to reduce construction costs and make small apartment and infill housing feasible, while maintaining enhanced life-safety protections; HB 5571 applies to taller buildings only in communities with highly rated, accredited fire services and is tie-barred to HB 5570.

D. SB 819; Property tax: assessments; inapplicability of pop-up (uncapping) to taxable value resulting from interspousal transfers of ownership interests in legal entities; clarify. Amends sec. 27a of 1893 PA 206 (MCL 211.27a). Introduced 3/4/26 (Referred to Committee on Finance, Insurance, and Consumer Protection)

Amends the General Property Tax Act to provide/clarify that uncapping of taxable value does NOT occur for property held through a legal entity when the ownership interests are transferred **between spouses**.

- Example: H and W own a rental property held by their LLC, 50/50. Currently, a transfer of LLC interest between spouses (inter vivos or at death) may trigger uncapping. This bill clarifies that such a transfer between spouses (no matter the percentage) would not be a “transfer of ownership” causing an uncapping.

Transfer of ownership of property includes, but is not limited to the following: (...)

24 (f) A conveyance by distribution under a will or by intestate
25 succession, except under any of the following conditions:
26 (i) If the distributee is the decedent's spouse. **For purposes**
27 **of this subparagraph, a conveyance by distribution to a decedent's**
28 **spouse includes, but is not limited to, the conveyance of an**
29 **ownership interest in a legal entity as described in subdivision**

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1 (h), no matter the percentage of that ownership interest.

17 (7) Transfer of ownership does not include the following:

18 (a) The transfer of property, **including, but not limited to,**
19 **an ownership interest in a legal entity as described in subsection**

20 **(6) (h), no matter the percentage of that ownership interest,** from 1
21 spouse to the other spouse or from a decedent to a surviving
22 spouse.

E. SB 839; Property: recording; recording requirements; modify. Amends sec. 1 of 1937 PA 103 (MCL 565.201). Introduced 3/17/26; Referred to Committee on Local Government. Adds the following section at the end of the Recording Requirements Statute:

1 (7) **Notwithstanding** any other provision of the law to the
2 contrary and unless otherwise expressly provided, **if an instrument**
3 **is authorized, required by law, or court ordered** to be recorded,
4 the instrument **must be recorded** in the office of the county
5 register of deeds of the county in which the property, or any part
6 of the property, affected by the instrument is located.

There was a Senate Hearing on Local Government on 3/25/2026.

Lisa Brown, Oakland County Register of Deeds, spoke in support of SB 839. She noted that 42 other states have statutory language stating that documents are to be recorded in **the county where the property is located**. Also, sometimes customers want to record birth certificates or many other types of documents that do not belong in the Register Deeds. This language limits *what* documents can be recorded in the register of deeds and *only those that relate to property in the county*.

Karen Hahn, Mecosta County Register of Deeds – she added a comment, acknowledging that there are several other sections of the law that say that the instrument must be recorded in the county where the property is located, but not in our general recording statute. This bill would codify that requirement in our general recording statute.

The Michigan Association of Registers of Deeds also supports this bill but did not testify.

On Legislative Committee’s recommendation, on 4/8/26 Council voted to oppose this bill as currently drafted. While there is no objection to the underlying policy, the bill’s language does not clearly reflect the intent described during the Senate hearing and is overly broad and ambiguous. Revisions are needed to more accurately align the text with the stated purpose.

Suggested revision: “(7) If an instrument is to be recorded, the instrument must be recorded in the office of the county register of deeds of a county (or counties) in which the property, or any part of the property, affected by the instrument is located.”

UPDATE 5/11/26 – Tabitha’s office had a conversation with senator Klinefelt's staff about our opposition, and followed it up with an email which included our suggested changes. They asked if we could give examples of what the "multiple interpretations" of the bill could be

F. SB 272; Housing: condominium; definition of undeveloped land; modify. Amends sec. 67 of [1978 PA 59](#) (MCL [559.167](#)). Introduced 4/30/25; PASSED the SENATE 3/19/26; pending House consideration.

[from MI Legislation Bill Analysis] Generally, undeveloped land in a condominium subdivision plan reverts to common property of the condo owners after 10 years. There was confusion concerning the meaning of undeveloped land, so in September 2016, the Act was amended to define “undeveloped land” and exempt from its definition condo units described in the plan as having no vertical improvement.

In 2019, the Court of Appeals ruled that the amendment was not retroactive, which reinstated the confusion for condo subdivision plans established before the 2016 amendment. Testimony indicates that this resulted in financial loss for developers and families building condos.

This bill would amend the Condo Act to specify that “undeveloped land” would not include condo units that were depicted or described on a condo subdivision plan as containing no vertical improvements, before or after September 21, 2016, regardless of the date of the creation of the condo project or of that condo plan.

4 (7) As used in this section, "undeveloped land" means land on
5 which were recorded 1 or more condominium units, none of which were
6 either identified in the condominium subdivision plan as "must be
7 built" or have had construction commenced, although infrastructure
8 construction or common element construction may have commenced.
9 Undeveloped land does not include condominium units that are
10 depicted or described before or after September 21, 2016, on the
11 condominium subdivision plan pursuant to under section 66 as
12 containing no vertical improvements, regardless of the date of the
13 creation of the condominium project or of that condominium
14 subdivision plan.

G. Remote In Person Notarization; HB 5289 and SB 811 – would allow notaries to use a 2-way real-time audiovisual technology to perform notarial acts electronically under certain conditions (real time direct interaction, ability to create an audio and visual recording of the complete notarial act, two-step identify confirmation through ‘credential analysis and identify proofing, etc.).

New bill – HB 5658 - Occupations: notaries public; use of communication technology to perform electronic notarizations and remote electronic notarizations; modify and expand. Amends secs. 3, 5, 26, 26a, 26b, & 27 of [2003 PA 238](#) (MCL [55.263](#) et seq.); adds sec. 26e & repeals sec. 26d of [2003 PA 238](#) (MCL [55.286d](#)). (Introduced 3/3/26; referred to Committee on Judiciary).

This bill would effectively encompass the **some** of the remote notarization provisions of HB 5289 and SB 811 within a broader change of Michigan’s notarial law, making those narrower bills largely unnecessary if enacted.

Key points include:

1. **Definitions:**

- Terms such as "Acknowledgment," "Cancellation," "Communication technology," "Credential analysis," "Electronic notarization system," "Electronic signature," "Identity proofing," and others are defined.
- *New definitions* for "Financial institution" and "Financial services provider" are added.

2. **Electronic and Remote Notarization:**

- Notaries can select tamper-evident electronic notarization systems and remote electronic notarization platforms to perform notarial acts electronically or remotely.
- Notaries must notify the Secretary of State before performing their first electronic or remote notarial act and identify the approved system/platform they intend to use.
- The Secretary of State and the Department of Technology, Management, and Budget are responsible for approving electronic notarization systems and remote electronic notarization platforms, with reviews conducted every four years.

3. **Standards for Approval:**

- Criteria for approving electronic notarization systems and remote electronic notarization platforms include ensuring tamper-evidence, integrity, fraud prevention, and compliance with national standards.

4. **Remote Notarization Requirements:**

- Remote notarization must use communication technology that allows simultaneous audio-visual interaction and creates a recording of the notarial act.
- Individuals must provide satisfactory evidence of identity, and the notary must ensure the record is tamper-evident.
- Records can be signed in counterparts unless explicitly prohibited.

5. **Journal and Recordkeeping:**

- Notaries performing remote electronic notarizations must maintain a tamper-evident journal and retain audio/visual recordings of notarial acts for at least 10 years.
- Notaries can designate custodians to maintain journals and recordings.

6. **Notarial Act Requirements:**

- Notaries must sign records exactly as their name appears on their commission application and include specific information near their signature, such as their name, commission expiration date, county, date of notarization, and the technology used.

7. **New Section 26e (bakes in the communication technology standards of HB 5289 and SB 811)**

- **Certain notaries** such as (i) licensed MI attorneys or a notary in the course of employment with, and at the direction and under the supervision of a MI attorney, and (ii) certain employees or agents of a financial services provider during a statewide state of emergency or public health order declared by the President of the US or governor of the State, are allowed to use communication technology OTHER than an electronic notarization system or electronic notarization platform, if certain requirements are met, including live two-way video and audio interaction, recording capability, identify proofing, etc.
- Compliance with Section 26e is presumed unless intentional non-compliance is proven.

8. **Repeal:**

- Would repeal Section 26d of the Michigan law on notarial acts.

5/5/26 UPDATE; Per Tabitha: The Notary Bills are not a priority now. These will likely not be one of the few bills that are expected to pass this year.

H. Housing – Landlord Tenant Bills

SB 0794 – Housing: landlord and tenants; use of certain software to share pricing information and set rent rates; prohibit. Amends title & sec. 1 of [1972 PA 348](#) (MCL [554.601](#)) & adds sec. 1e. Amends the Landlord Tenant Relationships Act.

- Would prohibit landlords from using certain software (algorithmic pricing tools) that share rental pricing information or use nonpublic competitor data to set rent rates.
 - Targets RealPage and similar platforms using *private* pricing data.
 - Provides that a violation of this constitutes a violation of the Michigan Antitrust Reform Act
- Realtors are working to have a specific exclusion for Multiple Listing Service (MLS).

SB 0795 – Housing: landlord and tenants; reporting of rental payments to credit bureaus; provide for. Amends [1972 PA 348](#) (MCL [554.601](#) - [554.616](#)) by adding sec. 1e. Amends the Landlord Tenant Relationships Act.

- Would require landlords to offer the option of having tenant’s “positive rental payment information” reported to credit bureaus.

- Generally, applies to landlords with more than 15 rental units.
- Tenants can opt in (at lease signing and then annually) and opt out (at any time).
- **“Positive rental payment information”** - means “information regarding a tenant's *complete and timely* payments of rent. Positive payment information **does not** include an instance of incomplete or untimely payment of rent.”

I. Construction Liens on Manufactured Homes

HB 5542 Liens: construction; certain liens on manufactured homes; allow. Amends secs. 105 & 106 of [1980 PA 497](#) (MCL [570.1105](#) & [570.1106](#)) – amends the Construction Lien Act by expanding lien eligibility to mobile homes.

“Residential structure” – would specifically include “a mobile home” and “the land on which the residential structure is or will be located.”

Construction liens may be asserted directly against mobile homes.

- "Mobile home" means a structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. MCL 125.2302
- Because many mobile homes are titled as **personal property** rather than real property: Applying construction lien laws (designed for real estate) raises legal and administrative complications.
- Mobile homes often sit on rented land within manufactured-housing communities.
- Allowing construction liens raises practical problems:
 - A lien on the home may affect the park even if the **park owner** didn't hire the contractor. Park owners may face complications if a home in their community becomes lien-encumbered, abandoned, or subject to repossession.
 - Construction liens normally attach to real property through county register-of-deeds filings. But manufactured homes may be:
 - Titled through the Secretary of State (like vehicles), not county real estate records.
 - Moved from one location to another, complicating lien enforcement and notice.
 - The bill amends lien statutes to include manufactured homes but does not specify how lien perfection and enforcement integrate with existing titling systems.

On Legislative Committee's recommendation, on 4/8/26 Council voted to oppose the bill as currently drafted because it does not consider that a mobile home remains personal property unless an affidavit of affixture has been filed with the register of deeds.

5/8/26 UPDATE – Tabitha's office reached out to the sponsor of this bill and made them aware of our opposition.

J. Mortgage Foreclosure Protection Bills; HB 5152 and 5153

David Pierson met with Rep. Paquette, the sponsor of **HB 5152**, and explained the reasons for opposition to **HB 5152 and HB 5153**, particularly objections to prohibiting assignment of redemption rights, requiring foreclosure notices to be recorded, and adding a new 7-day cooling-off period. As a possible compromise, David suggested exploring a **limited mandated notice** for *residential, owner-occupied property* and outlined **two alternative notice approaches**:

- A notice posted with the foreclosure notice, fitting existing procedures and avoiding new claims.
- A notice required to be signed as part of a transaction, which raises concerns about impairing legitimate transactions and increasing litigation.

To discuss with Legislative Committee / Council / Tabitha on how to proceed from here. David and Roxana have a meeting scheduled with Rep. Andrews (sponsor of HB 5153) to discuss.

5/5/26 UPDATE: Per Tabitha, Allison from Rep. Andrews’s office sent some changes. Can we get some feedback on those changes?

K. Kessler Fix Bills:

Lenders provided a revision to the deed to clarify, in their opinion, that the deed AND the affidavit must be recorded within 20 days after the sale. However, their revision is in the MSHDA statute and with a cross-reference to the affidavit in the RJA. So, some cleanup is necessary.

Rep. BeGole and Rep. Wozniak proposed that the sheriffs should be recording the deed at the sale. **Update 5/5/26 They, however, backed down on this approach and the bills have made it out of the Regulatory Reform Committee on April 30 and are now on their way to the full House Floor.**

INTRODUCED 4/1/2026 – 5/3/26	
HCR 0007 of 2026	A concurrent resolution applying to the Congress of the United States to call a convention to propose amendments to the United States Constitution to impose fiscal restraints on the federal government, limit the power and jurisdiction of the federal government, and limit the terms of office for federal officials and members of Congress.
SJR H of 2026	Environmental protection: pollution prevention; green initiative; provide for. Adds sec. 29 to art. I of the state constitution.
HJR S of 2026	Environmental protection: pollution prevention; green initiative; provide for. Amends the state constitution by adding sec. 29 to art. I.
HJR T of 2026	Property tax: assessments; uncapping of taxable value for certain transfers of property owned and used as a principal residence; eliminate. Amends sec. 3, art. IX of the state constitution. TIE BAR WITH: HJR T'26
HR 0270 of 2026	A resolution calling on the United States Department of Housing and Urban Development and the Michigan State Housing Development Authority to increase investments toward subsidized housing preservation, rehabilitation, and developments, and to improve existing public housing authority compliance with all federal and state health, safety, and habitability laws and regulations.
SB 0896 of 2026	Use tax: exemptions; exemption for certain generators; provide for. Amends sec. 4 of 1937 PA 94 (MCL 205.94).

SB 0897 of 2026	Sales tax: exemptions; exemption for certain generators; provide for. Amends sec. 4a of 1933 PA 167 (MCL 205.54a).
SB 0898 of 2026	Economic development: brownfield redevelopment authority; environmental brownfield redevelopment program; modify. Amends secs. 19608a, 19608b, 19609, 19610, 19610a, 19611, 19612, 19613, 20108b & 21506a of 1994 PA 451 (MCL 324.19608a et seq.) & adds pt. 192.
SB 0899 of 2026	Economic development: brownfield redevelopment authority; environmental brownfield redevelopment program; modify. Amends sec. 8a of 1996 PA 381 (MCL 125.2658a). TIE BAR WITH: SB 0898'26
SB 0915 of 2026	Public utilities: public service commission; competitive bidding for certain utility contracts; require. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 6bb.
SB 0916 of 2026	Energy: alternative sources; bidding requirements; update. Amends sec. 28 of 2008 PA 295 (MCL 460.1028).
SB 0918 of 2026	Economic development: tax increment financing; tax increment financing act; amend to include dam repairs and maintenance. Amends sec. 703 of 2018 PA 57 (MCL 125.4703).
SB 0923 of 2026	Housing: housing development authority; eligibility for credits under the community development tax credit program; coordinate with Michigan strategic fund. Amends sec. 22 of 1966 PA 346 (MCL 125.1422) & adds sec. 22e. TIE BAR WITH: SB 0925'26
SB 0924 of 2026	Individual income tax: credit; community development tax credit; create. Amends 1967 PA 281 (MCL 206.1 - 206.847) by adding secs. 279 & 678. TIE BAR WITH: SB 0923'26, SB 0925'26
SB 0925 of 2026	Economic development: Michigan strategic fund; community development tax credit program; establish and administer. Amends secs. 7 & 9 of 1984 PA 270 (MCL 125.2007 & 125.2009). TIE BAR WITH: SB 0923'26
SB 0931 of 2026	Public utilities: electric utilities; new electronic transmission infrastructure; require to use existing rights-of-way. Amends sec. 7 of 1995 PA 30 (MCL 460.567).
SB 0932 of 2026	Public utilities: electric utilities; guidelines for applications for certificates of public convenience and necessity; provide for. Amends sec. 6 of 1995 PA 30 (MCL 460.566).
SB 0933 of 2026	Public utilities: electric utilities; electronic transmission infrastructure; allow to use existing rights-of-way. Amends sec. 13 of 1925 PA 368 (MCL 247.183) & adds sec. 13a.
SB 0934 of 2026	Mobile homes: other; mobile home commission act; revise. Amends title & secs. 2, 3, 4, 5, 6, 7, 14, 16 & 30a of 1987 PA 96 (MCL 125.2302 et seq.) & adds secs. 16b, 16c & 16d. TIE BAR WITH: SB 0935'26, SB 0937'26

SB 0935 of 2026	Mobile homes: other; mobile home commission act; revise. Amends secs. 17, 18, 25, 28, 28a & 29 of 1987 PA 96 (MCL 125.2317 et seq.) & adds secs. 28d & 28e. TIE BAR WITH: SB 0934'26, SB 0936'26, SB 0937'26
SB 0936 of 2026	Mobile homes: other; procedure for declaring a mobile home abandoned; provide for. Amends secs. 5775, 5777, 5779 & 5783 of 1961 PA 236 (MCL 600.5775 et seq.) & repeals sec. 5781 of 1961 PA 236 (MCL 600.5781). TIE BAR WITH: SB 0934'26, SB 0935'26, SB 0937'26
SB 0937 of 2026	Mobile homes: other; mobile home commission act; revise. Amends secs. 35, 41, 43 & 48 of 1987 PA 96 (MCL 125.2335 et seq.) & adds sec. 30m. TIE BAR WITH: SB 0934'26, SB 0935'26
SB 0938 of 2026	Individual income tax: credit; credit for the sale of mobile home park or seasonal mobile home to residents or resident's association or cooperative; provide for. Amends 1967 PA 281 (MCL 206.1 - 206.847) by adding secs. 281 & 678. TIE BAR WITH: SB 0937'26
SB 0939 of 2026	Housing: manufactured, modular, or mobile homes; authority to administer the resident ownership revolving fund created in the mobile home commission act; provide. Amends sec. 22 of 1966 PA 346 (MCL 125.1422). TIE BAR WITH: SB 0934'26
HB 5776 of 2026	Property tax: exemptions; exemption of certain facilities of a public university; prohibit if used solely to operate a data center. Amends sec. 7n of 1893 PA 206 (MCL 211.7n).
HB 5778 of 2026	Crimes: trespassing; penalties for trespassing; increase. Amends sec. 552 of 1931 PA 328 (MCL 750.552).
HB 5784 of 2026	Housing: condominium; requirements for an association of co-owners to conduct a reserve study and establish a reserve funding plan; modify. Amends sec. 105 of 1978 PA 59 (MCL 559.205).
HB 5785 of 2026	Use tax: exemptions; compliance with enterprise data center construction labor act; require. Amends sec. 4cc of 1937 PA 94 (MCL 205.94cc). TIE BAR WITH: HB 5786'26, HB 5787'26
HB 5788 of 2026	Environmental protection: landfills; public comment during landfill expansion and construction; allow. Amends secs. 1307 & 11125 of 1994 PA 451 (MCL 324.1307 & 324.11125).
HB 5798 of 2026	Individual income tax: credit; community development tax credit; create. Amends 1967 PA 281 (MCL 206.1 - 206.847) by adding secs. 279 & 678. TIE BAR WITH: HB 5799'26, HB 5809'26
HB 5799 of 2026	Economic development: Michigan strategic fund; community development tax credit program; establish and administer. Amends secs. 7 & 9 of 1984 PA 270 (MCL 125.2007 & 125.2009). TIE BAR WITH: HB 5798'26, HB 5809'26

HB 5804 of 2026	Land use: planning; Michigan planning enabling act; allow for alternate members to serve on the commission. Amends sec. 15 of 2008 PA 33 (MCL 125.3815).
HB 5805 of 2026	Housing: housing development authority; housing opportunity tax credit program; establish and administer. Amends sec. 22 of 1966 PA 346 (MCL 125.1422) & adds sec. 22e. TIE BAR WITH: HB 5806'26, HB 5807'26
HB 5806 of 2026	Individual income tax: credit; housing opportunity tax credits; create. Amends 1967 PA 281 (MCL 206.1 - 206.847) by adding secs. 279, 679 & 821. TIE BAR WITH: HB 5805'26, HB 5807'26
HB 5807 of 2026	Insurance: other; housing opportunity credits against the retaliatory tax; provide for. Amends secs. 476a & 476b of 1956 PA 218 (MCL 500.476a & 500.476b). TIE BAR WITH: HB 5805'26, HB 5806'26
HB 5809 of 2026	Housing: housing development authority; eligibility for credits under the community development tax credit program; coordinate with Michigan strategic fund. Amends sec. 22 of 1966 PA 346 (MCL 125.1422) & adds sec. 22e. TIE BAR WITH: HB 5798'26, HB 5799'26
HB 5842 of 2026	Environmental protection: groundwater contamination; annual appropriation for certain geological survey work; direct legislature to make. Amends sec. 60108 of 1994 PA 451 (MCL 324.60108).
HB 5846 of 2026	Land use: zoning and growth management; zoning overlay districts for data centers; provide for. Creates new act.
HB 5849 of 2026	Businesses: other; cyber-physical security and operational technology protections for data centers; provide for. Creates new act.
HB 5850 of 2026	Water supply: systems; cyber-physical security and operational technology protections for public water systems; provide for. Amends sec. 21 of 1976 PA 399 (MCL 325.1021) & adds sec. 8a.
HB 5851 of 2026	Natural resources: wetlands; rare and imperiled wetlands; update. Amends sec. 30301 of 1994 PA 451 (MCL 324.30301).
HB 5852 of 2026	Economic development: other; helping opportunity prosper everywhere zone act; create. Creates new act.
HB 5852 of 2026	Economic development: other; helping opportunity prosper everywhere zone act; create. Creates new act.
HB 5853 of 2026	Individual income tax: city; HOPE zone exemption; provide for. Amends sec. 8, ch. 1 & secs. 35, 54 & 55, ch. 2 of 1964 PA 284 (MCL 141.508, 141.635, 141.654, & 141.655). TIE BAR WITH: HB 5852'26
HB 5854 of 2026	Individual income tax: revenue distributions; earmark of withholding tax capture revenues attributable to certain employees into the workforce development HOPE

	zone fund; provide for. Amends sec. 51f of 1967 PA 281 (MCL 206.51f). TIE BAR WITH: HB 5852'26
HB 5855 of 2026	Local government: financing; HOPE zone exemption; provide for. Amends sec. 5 of 1990 PA 100 (MCL 141.1155). TIE BAR WITH: HB 5852'26
HB 5856 of 2026	Property tax: exemptions; HOPE zone exemption; provide for. Amends sec. 7ff of 1893 PA 206 (MCL 211.7ff). TIE BAR WITH: HB 5852'26

HB 5857 of 2026	Economic development: brownfield redevelopment authority; HOPE zone exemption; provide for. Amends sec. 13c of 1996 PA 381 (MCL 125.2663c). TIE BAR WITH: HB 5852'26
HB 5858 of 2026	Economic development: plant rehabilitation; HOPE zone exemption; provide for. Amends sec. 11 of 1974 PA 198 (MCL 207.561). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5859 of 2026	Economic development: commercial redevelopment; HOPE zone exemption; provide for. Amends sec. 12 of 1978 PA 255 (MCL 207.662). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5860 of 2026	Economic development: enterprise zones; HOPE zone exemption; provide for. Amends sec. 21c of 1985 PA 224 (MCL 125.2121c). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5861 of 2026	Taxation: other; HOPE zone exemption; provide for. Amends sec. 1 of 1953 PA 189 (MCL 211.181). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5862 of 2026	Economic development: other; HOPE zone exemption; provide for. Amends sec. 12 of 1984 PA 385 (MCL 207.712). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5863 of 2026	Economic development: obsolete property and rehabilitation; HOPE zone exemption; provide for. Amends sec. 10 of 2000 PA 146 (MCL 125.2790). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5864 of 2026	Economic development: commercial redevelopment; HOPE zone exemption; provide for. Amends sec. 10 of 2005 PA 210 (MCL 207.850). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5865 of 2026	Property tax: other; HOPE zone exemption; provide for. Amends sec. 5 of 2003 PA 260 (MCL 211.1025). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5866 of 2026	Taxation: other; HOPE zone exemption; provide for. Amends sec. 28 of 1941 PA 122 (MCL 205.28). TIE BAR WITH: HB 5852'26

HB 5867 of 2026	Economic development: tax increment financing; HOPE zone exemption; provide for. Amends secs. 201, 301, 402, 523, 602, 702 & 802 of 2018 PA 57 (MCL 125.4201 et seq.). TIE BAR WITH: HB 5852'26
HB 5868 of 2026	Natural resources: other; HOPE zone exemption; provide for. Amends sec. 51105 of 1994 PA 451 (MCL 324.51105). TIE BAR WITH: HB 5852'26
HB 5869 of 2026	Energy: alternative sources; HOPE zone exemption; provide for. Amends sec. 9 of 2023 PA 108 (MCL 211.1159). TIE BAR WITH: HB 5852'26, HB 5856'26
HB 5872 of 2026	Property tax: assessments; taxable value of transferred property; modify. Amends sec. 27a of 1893 PA 206 (MCL 211.27a).
HB 5873 of 2026	Property tax: state education tax; state education tax; eliminate. Repeals 1993 PA 331 (MCL 211.901 - 211.906).
HB 5874 of 2026	Taxation: state real estate transfer; state real estate transfer tax; repeal. Repeals 1993 PA 330 (MCL 207.521 - 207.537).
HB 5876 of 2026	Taxation: administration; settlement process; modify to reflect repeal of the state real estate transfer tax act. Amends sec. 21 of 1941 PA 122 (MCL 205.21). TIE BAR WITH: HB 5880'26, HB 5874'26
HB 5877 of 2026	Probate: other; prima facie evidence that transfer is made for value; modify to reflect repeal of the state real estate transfer tax act. Amends sec. 3912 of 1998 PA 386 (MCL 700.3912). TIE BAR WITH: HB 5880'26, HB 5874'26
HB 5878 of 2026	Property tax: personal property; personal property tax; eliminate. Amends sec. 19 of 1893 PA 206 (MCL 211.19) & adds sec. 9q. TIE BAR WITH: HB 5879'26, HB 5880'26
HB 5881 of 2026	Local government: other; Michigan zoning enabling act; make subject to the data center planning and responsibility act. Amends sec. 205 of 2006 PA 110 (MCL 125.3205). TIE BAR WITH: HB 5882'26
HB 5882 of 2026	Local government: other; requirements for a moratorium imposed by a local unit of government on large-scale data centers or cryptocurrency mining facilities; provide for. Creates new act. TIE BAR WITH: HB 5881'2
HB 5893 of 2026	Environmental protection: other; grant program for farmers affected by polyfluoroalkyl (PFAS); create. Amends 1994 PA 451 (MCL 324.101 - 324.90106) by adding pt. 4. TIE BAR WITH: HB 5894'26
HB 5895 of 2026	Water supply: quality and standards; access to safe drinking water; require when a water source tests positive for polyfluoroalkyl substances (PFAS). Amends 1978 PA 368 (MCL 333.1101 - 333.25211) by adding secs. 12722, 12723 & 12724.

HB 5896 of 2026	Environmental protection: other; requirements for people that use sewage sludge or sewage sludge derivatives in land application to test for PFAS; provide for. Amends secs. 3103 & 3131 of 1994 PA 451 (MCL 324.3103 & 324.3131).
HB 5897 of 2026	Environmental protection: hazardous waste; Michigan PFAS action response team; establish. Creates new act.
HB 5898 of 2026	Environmental protection: hazardous products; citizen's advisory working group; establish. Creates new act. TIE BAR WITH: HB 5897'26
HB 5899 of 2026	State management: other; artificial intelligence pilot program; establish for state departments and agencies. Creates new act.
HB 5900 of 2026	Property: condemnation; attorney fees; modify. Amends sec. 6 of 1980 PA 87 (MCL 213.56). TIE BAR WITH: HB 5901'26
HB 5901 of 2026	Property: condemnation; bad faith agency offers; provide remedies for, and change burden of proof on public use. Amends secs. 5 & 24 of 1980 PA 87 (MCL 213.55 & 213.74). TIE BAR WITH: HB 5900'26
HB 5905 of 2026	Construction: permits; permit requirements for replacement installation of certain appliances; revise. Amends sec. 10 of 1972 PA 230 (MCL 125.1510).
HB 5906 of 2026	Occupations: construction; permit requirements for replacement installation of certain appliances; revise. Amends sec. 731 of 2016 PA 407 (MCL 339.5731). TIE BAR WITH: HB 5905'26
HB 5928 of 2026	Property: land sales; purchase of residential property by certain businesses; prohibit. Creates new act. TIE BAR WITH: HB 5929'26
HB 5929 of 2026	Property: land sales; definition of a crime as related to property eligible for forfeiture; modify. Amends sec. 4701 of 1961 PA 236 (MCL 600.4701). TIE BAR WITH: HB 5928'26, HB 5930'26
HB 5930 of 2026	Property: land sales; property eligible for forfeiture; modify. Amends sec. 4702 of 1961 PA 236 (MCL 600.4702). TIE BAR WITH: HB 5928'26, HB 5929'26
HB 5932 of 2026	Construction: permits; procedures to modify building permits after issuance; provide for building permits issued by the department. Amends 1972 PA 230 (MCL 125.1501 - 125.1531) by adding sec. 11a. TIE BAR WITH: HB 5933'26
HB 5933 of 2026	Construction: permits; deadline for the department to require changes to an application for a building permit; provide. Amends sec. 11 of 1972 PA 230 (MCL 125.1511). TIE BAR WITH: HB 5932'26

HB 5934 of 2026	Construction: permits; reimbursement of permit fees if permit is not issued or denied within deadline; provide for permits issued by the department.. Amends sec. 11 of 1972 PA 230 (MCL 125.1511).
HB 5935 of 2026	Construction: permits; notice requirements for a building permit or additional permit issued by the department; provide. Amends sec. 11 of 1972 PA 230 (MCL 125.1511).
HB 5936 of 2026	Environmental protection: permits; refund of permit fees in the case of delayed decisions; provide for. Amends sec. 1307 of 1994 PA 451 (MCL 324.1307).
HB 5937 of 2026	Environmental protection: permits; approval process for certain permits; modify. Amends secs. 1301, 1305, 1307, 3112 & 30307 of 1994 PA 451 (MCL 324.1301 et seq.).
HB 5938 of 2026	Environmental protection: permits; revisions of permit applications; limit. Amends sec. 30307 of 1994 PA 451 (MCL 324.30307).

Passed by Chamber:

HB 5227 of 2025	Occupations: real estate; real estate broker prohibited conduct; modify. Amends sec. 2512 of 1980 PA 299 (MCL 339.2512). TIE BAR WITH: HB 5228'25, HB 5229'25
HB 5228 of 2025	Occupations: real estate; disclosure regarding real estate agency relationship; modify. Amends sec. 2517 of 1980 PA 299 (MCL 339.2517). TIE BAR WITH: HB 5227'25, HB 5229'25
HB 5229 of 2025	Occupations: real estate; waiver of services in limited service agreement; modify. Amends sec. 2512d of 1980 PA 299 (MCL 339.2512d). TIE BAR WITH: HB 5227'25, HB 5228'25
HB 5577 of 2026	Land use: other; coordinate systems; update. Amends secs. 1, 1a, 3, 4, 6, 7, 8 & 9 of 1964 PA 9 (MCL 54.231 et seq.) & repeals secs. 2, 5 & 5a of 1964 PA 9 (MCL 54.232 et seq.).