

## MEMORANDUM

**TO:** Real Property Law Section Council

**FROM:** Gregory J. Gamalski

**DATE:** June 15, 2020

**SUBJECT:** Legislative Report

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### 1. Executive Orders; SCAO Actions

A list of Executive Orders affecting real estate matters follows. Several orders update or extend prior orders. Note that the temporary notary order, Executive Order 74, expires June 30, 2020 though one might expect that it could be extended yet again. Executives Orders related to commencement of court actions have been adjusted in some regards.

The Supreme Court has issued guidance to address an anticipation of a flood of eviction action and set priorities for hearings. SCOA 2020-17.

[https://courts.michigan.gov/Courts/MichiganSupremeCourt/rules/court-rules-admin-matters/Administrative%20Orders/2020-08\\_2020-06-09\\_FormattedOrder\\_AO2020-17.pdf](https://courts.michigan.gov/Courts/MichiganSupremeCourt/rules/court-rules-admin-matters/Administrative%20Orders/2020-08_2020-06-09_FormattedOrder_AO2020-17.pdf)

All Executive Order and SCOA Orders should be reviewed with care since they cannot be readily summarized and will like be revised as circumstance change. The situation obviously remains in some flux. Also local court rules impact court processes with respect to CoVid-19 matters in each jurisdiction.

- [E.O. NO. 2020-122](#) (COVID-122) Ending the extension of case-initiated deadlines - Rescission of executive Order 2020-58
- [E.O. NO. 2020-106](#) (COVID-19) Establishing deadline to redeem property for nonpayment of delinquent property taxes Rescission of Executive Order 2020-14
- [E.O. NO. 2020-100](#) (COVID-19) Amending certain previously ordered executive orders to clarify their duration
- [E.O. NO. 2020-87](#) (COVID-19) Temporary extension of deadlines for Boards of Review, County Equalization, and Tax Tribunal Jurisdiction
- [E.O. NO. 2020-74](#) (COVID-19) Encouraging the use of electronic signatures and remote notarization, witnessing, and visitation during the COVID-19 pandemic rescission of Executive Order 2020-4

- E.O. NO. 2020-41 (COVID-19) Encouraging the use of electronic signatures and remote notarization, witnessing, and visitation during the COVID-19 pandemic
  
- E.O. NO. 2020-54 (COVID-19) Temporary prohibition against entry to premises for the purpose of removing or excluding a tenant or mobile home owner from their home Rescission of Executive Order 2020-19
  
- E.O. NO. 2020-58 (COVID-19) Temporary suspension of certain timing requirements relating to the commencement of civil and probate actions and proceedings
  
- E. O. No. 2020-54 (COVID-19) Temporary prohibition against entry to premises for the purpose of removing or excluding a tenant or mobile home owner from their home Rescission of Executive Order 2020-19
  
- E.O. NO. 2020-19 (COVID-19) Temporary prohibition against entry to premises for the purpose of removing or excluding a tenant or mobile home owner from their home

2. **Monthly Call.** The Committee did not have a monthly call in June.
  
3. **Marketable Title Act.** A bill extending the effective date of Pubic Act 572 of 2018 which amended the Marketable Title Act, has been introduced and as of June 2, 2020 is in the Ways and Means Committee. It would move the effective date of the Act to March 29, 2024. See <https://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2020-HIB-5611.pdf>
  
4. **Bills of Interest; New Acts.**

The Legislature has not been active in passing bills for obvious reasons. One can expect budget issues will occupy both houses throughout the summer. Passage of bills will likely be at best sporadic. The following new legislation of interest has been introduced since the last report in May, 2020. Again a number of bills attempt to address issues associated with the CoVid-19 crisis. Of particular note is Public Act 88 of 2020 (HB 5766) which extends property tax appeal deadlines to late August.

Note should also be taken of two bills affecting powers of attorney, HB 5768 and 5769, which require acknowledge by the agent of its powers and duties.

HB 5793 and HB 5794 are proposed revisions to the Michigan Consumer Protection Act which appear to have a possible impact on certain licensed occupations such as builders and real estate brokers, but their exact purposes are hard to parse exactly.

The bill about Confederate flags, SB 906, has particular resonance for the times. Might Council wish to take a position in light of current events?

- HB 5768 of 2020** Probate; powers of attorney; third-party acceptance of a power of attorney; establish procedures. Amends 1998 PA 386 (MCL 700.1101 - 700.8206) by adding sec. 5505a.
- HB 5769 of 2020** Probate; powers of attorney; written acknowledgment of responsibilities by agent appointed under a power of attorney; modify. Amends secs. 1104 & 5501 of 1998 PA 386 (MCL 700.1104 & 700.5501).
- HB 5775 of 2020** Economic development; neighborhood enterprise zones; eligibility requirements; modify. Amends sec. 2 of 1992 PA 147 (MCL 207.772).
- HB 5781 of 2020** Liquor; permits; on-premises licensee serving alcoholic liquor in a commons area designated by a local unit of government; allow. Amends 1998 PA 58 (MCL 436.1101 - 436.2303) by adding sec. 551
- HB 5793 of 2020** Consumer protection; unfair trade practices; establishment of additional unfair trade practices by attorney general rule; allow. Amends sec. 3 of 1976 PA 331 (MCL 445.903).
- HB 5794 of 2020** Consumer protection; unfair trade practices; application of Michigan consumer protection act to regulated businesses; clarify. Amends sec. 4 of 1976 PA 331 (MCL 445.904).
- HB 5810 of 2020** Property tax; payment and collection; summer 2020 property taxes; extend payment deadline and provide for early return for delinquency. Amends sec. 78a of 1893 PA 206 (MCL 211.78a) & adds sec. 44e. TIE BAR WITH: HB 5761'20
- HB 5823 of 2020** Occupations; real estate; compensation for referrals; modify. Amends sec. 2512b of 1980 PA 299 (MCL 339.2512b).
- HB 5824 of 2020** Property tax; equalization; certain deadlines relating to county equalization; provide for extensions under certain circumstances related to the declared state of emergency due to the COVID-19 pandemic. Amends sec. 5 of 1911 PA 44 (MCL 209.5). TIE BAR WITH: HB 5825'20
- HB 5825 of 2020** Property tax; board of review; modifications to board of review and county equalization procedures; provide for under certain circumstances related to the declared state of emergency due to the COVID-19 pandemic. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 33a. TIE BAR WITH: HB 5824'20
- HB 5841 of 2020** Property tax; principal residence exemption; exemption for new residential constructions; provide for. Amends sec. 7cc of 1893 PA 206 (MCL 211.7cc).
- SB 0913 of 2020** Housing; landlord and tenants; termination of lease; allow during certain

states of emergency. Amends 1972 PA 348 (MCL 554.601 - 554.616) by adding sec. 1c. TIE BAR WITH: SB 0912'20

- [SB 0914 of 2020](#) Civil procedure; other; moratoria for foreclosures and evictions; provide during certain states of emergency. Amends 1961 PA 236 (MCL 600.101 - 600.9947) & adds secs. 3102, 3202, 5740 & 5782. TIE BAR WITH: SB 0912'20
- [SB 0915 of 2020](#) Property; mortgages; moratoria for foreclosures by MSHDA; provide during certain states of emergency. Amends secs. 48a & 49 of 1966 PA 346 (MCL 125.1448a & 125.1449). TIE BAR WITH: SB 0912'20
- [SB 0916 of 2020](#) Property tax; delinquent taxes; moratorium on foreclosures for individuals who comply with public health directive during a declared emergency; provide for. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 78t.
- [SB 0917 of 2020](#) Property tax; appeals; tax tribunal appeal deadlines; modify. Amends 1973 PA 186 (MCL 205.701 - 205.779) by adding sec. 37a.
- [SB 0924 of 2020](#) Individual income tax; credit; credit for certain investments in Michigan businesses; provide for. Amends 1967 PA 281 (MCL 206.1 - 206.713) by adding sec. 280.
- [SB 0933 of 2020](#) Property tax; delinquent taxes; foreclosure and sale proceedings; modify. Amends secs. 7u, 78k & 78m of 1893 PA 206 (MCL 211.7u et seq.).
- [SB 0943 of 2020](#) Property tax; payment and collection; summer 2020 property taxes; extend payment deadline and provide for early return for delinquency. Amends sec. 78a of 1893 PA 206 (MCL 211.78a) & adds sec. 44e. TIE BAR WITH: HB 5761'20
- [HB 5766 of 2020](#) Property tax; appeals; tax tribunal appeal deadlines; modify. Amends 1973 PA 186 (MCL 205.701 - 205.779) by adding sec. 37a. **PASSED AS PUBLIC ACT 88 of 2020**
- [SB 0718 of 2020](#) Traffic control; traffic regulation; roadside drug testing for controlled substances; allow. Amends sec. 625t of 1949 PA 300 (MCL 257.625t).
- [SB 0940 of 2020](#) Property tax; principal residence exemption; principal residence exemption application deadline; delay under certain circumstances related to the declared state of emergency due to the COVID-19 pandemic. Amends sec. 7cc of 1893 PA 206 (MCL 211.7cc).

The prior report mentioned bills of interest, none of which appear to have advanced. As previously noted a number of bills address the current state of emergency with respect to evictions and property tax related matters amongst other things. Because of the several proposals related to moratoria and other matters the list is reproduced below

HB 5705 Property tax; reduced property taxes for certain properties due to travel restrictions during declared state of emergency. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2020-HIB-5705.pdf>

HB 5720 prohibition against entry to premises for purposes of removing or excluding a tenant or mobile home owner from their own during a declared emergency. [http://www.legislature.mi.gov/\(S\(xihzsbzpcz5hlexmdy1uywb\)\)/mileg.aspx?page=getObject&objectname=2020-HB-5720](http://www.legislature.mi.gov/(S(xihzsbzpcz5hlexmdy1uywb))/mileg.aspx?page=getObject&objectname=2020-HB-5720)

HB 5738. Deadline extension for property tax payments during declared emergency. [http://www.legislature.mi.gov/\(S\(xihzsbzpcz5hlexmdy1uywb\)\)/mileg.aspx?page=getObject&objectname=2020-HB-5738](http://www.legislature.mi.gov/(S(xihzsbzpcz5hlexmdy1uywb))/mileg.aspx?page=getObject&objectname=2020-HB-5738)

HB 5750. Moratorium on tax foreclosure during Covid 19 pandemic. [http://www.legislature.mi.gov/\(S\(xihzsbzpcz5hlexmdy1uywb\)\)/mileg.aspx?page=getObject&objectname=2020-HB-5738](http://www.legislature.mi.gov/(S(xihzsbzpcz5hlexmdy1uywb))/mileg.aspx?page=getObject&objectname=2020-HB-5738)

HB 5752. Moratorium on electric and gas utility shutoffs for individuals who comply with public health directive during a declared emergency. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2020-HIB-5761.pdf>

HB 5761. Property tax deadlines extended during declared state of emergency <https://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2020-HIB-5663.pdf>

HB 5766. Modification of property tax appeal deadlines during 2020. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/House/pdf/2020-HIB-5761.pdf>

SB 863. Sen. Pete Lucido introduced a bill for adjustments of rent under certain tenancy agreements and requiring notice related to tenancy at will and tenancies by sufferance. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/Senate/pdf/2020-SIB-0863.pdf>

Senate Bill 865. Proposes procedures and regulations related to cellular phones in courtrooms. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/Senate/pdf/2020-SIB-0865.pdf>

Senate Bill 874. Prohibitions against entry to premises for the purposes of eviction during a declared emergency. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/Senate/pdf/2020-SIB-0874.pdf>

Senate Bill 891. Modifies date when interest begins to accrue on delinquent taxes to actual date of forfeiture to County Treasurer. <http://www.legislature.mi.gov/documents/2019-2020/billintroduced/Senate/pdf/2020-SIB-0891.pdf>

Senate Bill 901. See also House Bill 5750 above. Moratorium on tax foreclosures during Covid 19 emergency.

[http://www.legislature.mi.gov/\(S\(xihzsbzpcz5hlexmdy1uywb\)\)/mileg.aspx?page=getObject&objectname=2020-SB-0901](http://www.legislature.mi.gov/(S(xihzsbzpcz5hlexmdy1uywb))/mileg.aspx?page=getObject&objectname=2020-SB-0901)

Senate Bill 905. Prohibits display of Confederate battle flag and the grounds of the Capitol building.

[http://www.legislature.mi.gov/\(S\(xihzsbzpcz5hlexmdy1uywb\)\)/mileg.aspx?page=getObject&objectname=2020-SB-0905](http://www.legislature.mi.gov/(S(xihzsbzpcz5hlexmdy1uywb))/mileg.aspx?page=getObject&objectname=2020-SB-0905)

5. **Pending Legislation; Positions.** Bills on which we recently took action remain in committee and have not advanced.
  - a. HB 4123 and 4699. These bills essentially authorize a lien against all real estate throughout the state owned by an owner of even a single blighted property subject to blight citations.
  - b. HB 4676 and HB 4677. The bills essentially attempt to bar certain noisome restrictions related to race, religion and sexual orientation, etc. which is a laudable goal.
  - c. HB 4509 about members of single member LLC's representing an LCC in eviction action has moved to Judiciary and Public Safety Committee in the House.
6. **Prior Bills.** There was no activity on the following bills of interest:
  - a. **Emotional Support Animals.** SB609 and SB 610, about emotional support animals and residential landlord tenant issues seem to remain viable. They are however still in the Committee on Local Government.
  - b. **Tree Liability; HB 4915.** This bill seems to have lost momentum. We continue to monitor it. Comments received can be summarized as the proposal is an unnecessary dramatic change from settled law and is fraught with unintended consequences.
  - c. **Soil Erosion Bill. SB 0714** Dealing with temporary erosion control structures being authorized without permit during high water levels seems to have legs and has moved to the Committee of Natural Resources and Outdoor Recreation.
  - d. **Assignment of Rents Statutes.** Likewise the bills related to a new assignment of rents statute, HB 5086 and HB 5092 remain in the Judiciary Committee.

To: Real Property Law Section Council  
From: Greg Gamalski  
Date: June 9, 2020  
Re: Real Property Law Section Legislative Report

**Green: Change in status**

**Red: Newly added**

### ***GENERAL LEGISLATIVE BACKGROUND***

With the state beginning to open back up, the Legislature has begun meeting more regularly, but there is no guarantee the budget is done by the new July 1<sup>st</sup> deadline (after last year's budget fight that lasted until September 30<sup>th</sup>). Committees have begun meeting more as well, but the Legislature is following CDC guidelines, which means things are moving even slower than normal for them.

### ***LEGISLATION SIGNED INTO LAW SINCE LAST REPORT***

### ***LEGISLATION OF INTEREST***

#### **SENATE BILLS**

**Tax Tribunal – SB 26** (Sen. McBroom, R – Vulcan) Creates requirement as to what it is to be considered in certain tax tribunal determinations in assessment disputes. *Referred to Senate Committee on Finance.*

**Assessment Disputes – SB 39** (Sen. McBroom, R – Vulcan) Sets requirements under the Tax Tribunal Act for what is to be considered in certain tribunal determinations in assessment disputes. *Referred to the Senate Committee on Finance.*

**Winder Energy Systems – SB 46** (Sen. VanderWall, R – Ludington) Clarifies in General Property Tax Act the assessed valuation of wind energy systems. *Referred to the Senate Committee on Finance and received a hearing on January 22, 2020.*

**Alternative Energy – SB 48** (Sen. Barrett, R – Charlotte) Modifies property tax exemption for alternative energy systems on personal property. *Passed the Senate, has been referred to House Ways & Means Committee.*

**Historic Preservation Tax Credit – SB 54** (Sen. Schmidt, R – Traverse City) Restores the State Historic Preservation Tax Credit program. *Hearing in Senate Finance on December 11<sup>th</sup>.*

**Property Tax – SB 59** (Sen. Chang, D – Detroit) Provides for the freezing of taxable value for primary residences of certain senior citizens. *Referred to the Senate Committee on Finance.*

**Eviction – SB 112** (Sen. Lucido, R – Shelby Twp.) Modifies the process for a property owner to evict a person. *Passed the House & Senate, awaiting action by the Governor.* Legislative Committee recommendation is that this is not legislation on which RPLS should take a position.

**First-Time Home Buyer – SB 120** (Sen. MacGregor, R – Rockford) Creates a Michigan first-time home buyer savings program. *Received a hearing in Senate Committee on Finance.*

**Home Buyer Deduction – SB 121** (Sen. Horn, R – Frankenmuth) Provides for a tax deduction for contributions made to the first-time home buyer program. *Received a hearing in Senate Committee on Finance.*

**\*Property Taxes – SB 360** (Sen. Stamas, R – Midland) Provides an exemption for certain eligible data center property from property taxes. *On Third Reading in the Senate.*

**Process Service – SB 420** (Sen. Lucido, R – Shelby Twp.) Modifies procedures in process serving. *Passed Seante, hearing in House Judiciary (5/19).*

**Income Tax Credit – SB 421** (Sen. Moss, D – Southfield) Establishes credit for purchase of certain housing and for certain home modifications. *Referred to Senate Finance.*

**Income Tax Credit – SB 422** (Sen. Moss, D – Southfield) Authorizes certification of income tax credit by the Michigan State Housing Development Authority. *Referred to*



*Senate Finance.*

**Land Use – SB 431** (Sen. Hollier, D – Detroit) Modify conditions under zoning ordinance may prohibit mining. *Committee hearing in Senate Transportation and Infrastructure (2/19/2020).*

**Limited Liability Companies – SB 440** (Sen. Irwin, D – Ann Arbor) Modifies annual statement fees under the Michigan limited liability company act. *PA 70 of 2019.*

**Licensing Fees – SB 441** (Sen. Santana, D – Detroit) Modifies occupational code fees under the State License Fee Act. *PA 71 of 2019.*

**Stormwater Permits – SB 447** (Sen. Hertel, D – East Lansing) Extends the sunset for surface water and stormwater discharge permit fees under the Natural Resources and Environmental Protection Act. *PA 84 of 2019.*

**Commercial Redevelopment – SB 494** (Sen. Stamas, R – Midland) Extends the sunset from December 31, 2020 to December 31, 2025 for the Commercial Redevelopment Act. *Passed Senate, received hearing in House Commerce and Tourism (1/16/2020).*

**Emotional Support Animals – SB 608** (Sen. MacGregor, R – Rockford) Provides for early lease termination due to misrepresentation of emotional support animals. *Received hearing in Senate Local Government (10/31).*

**Emotional Support Animals – SB 609** (Sen. Zorn, R – Ida) Clarifies the definition of service animal to exclude emotional support animals. *Received hearing in Senate Local Government (10/31).*

**Emotional Support Animals – SB 610** Creates regulations on the prescription of and requests for reasonable accommodation for emotional support animals. *Received hearing in Senate Local Government (10/31).*

**Property Transfer – SB 658** Allows for transfer of certain state-owned property in Mecosta County. *Senate Appropriations.*

**Property Tax – SB 676** (Sen. Lucido, R – Shelby Twp.) Modifies the General Property Tax Act as it relates to distribution of revenue from sale of foreclosure. *Senate Finance.*

**Housing Discrimination – SB 687** (Sen. Irwin, D – Ann Arbor) Provides for a prohibition for landlords to discriminate against renters based on source of income. *Senate Local Government.*

**Ownership – SB 692** (Sen. Zorn, R – Ida) Changes the Housing Law of Michigan related to housing inspections as it relates to change of ownership to exclude certain transfers. *Passed Senate, referred to House Local Government and Municipal Finance.*

**Erosion Control – SB 714** (Sen. Victory, R – Hudsonville) Authorizes the temporary construction of erosion control structures without a permit during times of high water levels. *Passed Senate, awaits committee referral in House.*

**Evictions – SB 720** (Sen. Lucido, R – Shelby Twp.) Modifies the Revised Judicature Act of 1961 regarding procedures to recover possession of premises because of assault, battery, or unlawful drugs to require a conviction. *Referred to Senate Judiciary and Public Safety.*

**Property – SB 721** (Sen. Lucido, R – Shelby Twp.) Modifies the Personal Property Trust Perpetuities Act regarding determining the period of vesting for future interests. *Senate Judiciary and Public Safety.*

**Tax Increment Financing – SB 723** (Sen. Outman, R – Six Lakes) Provides for the approval by local units of government for certain plan extensions for tax increment financing. *Senate Economic and Small Business Development.*

**Tax Foreclosure – SB 725** (Sen. Runestad, R – White Lake) Modifies certain notices of delinquent tax foreclosure proceedings. *Passed the Senate.*

**Tax Foreclosure – SB 726** (Sen. Johnson, R., R – Holly) Modifies certain procedures involving delinquent tax foreclosure proceedings. *Passed the Senate.*

**Housing Exemption – SB 787** (Sen. Ananich, D – Flint) Modifies the housing exemption for elderly or disabled families. *Senate Finance.*

**Speedy Trial – SB 791** (Sen. Lucido, R – Shelby Twp.) Provides for certain requirements for a speedy trial. *Senate Judiciary and Public Safety.*

**Transcript Fees – SB 793** (Sen. Irwin, D – Ann Arbor) Increases transcript fees for courts. *Senate Judiciary and Public Safety.*

**Evictions – SB 912** (Sen. Geiss, D – Taylor) Provides relief from evictions during certain states of emergency. *Senate Finance.*

**Lease Termination – SB 913** (Sen. Irwin, D – Ann Arbor) Allows tenants to terminate leases during certain states of emergency. *Senate Finance.*

**Foreclsoures/Evictions – SB 914** (Sen. Alexander, D – Detroit) Provides for moratorium on foreclosures and evictions during certain states of emergency. *Senate Finance.*

**Foreclosures – SB 915** (Sen. Hollier, D – Detroit) Provides for moratorium on foreclosures by MSHDA during certain states of emergency. *Senate Finance.*

**Foreclosures – SB 916** (Sen. Chang, D – Detroit) Provides for moratorium on foreclosures for those complying with public health directives during certain states of emergency. *Senate Finance.*

**Tax Tribunal Appeals – SB 917** (Sen. MacGregor, R – Rockford) Modifies deadlines for Tax Tribunal appeals. *Senate Finance.*

**Summer Property Taxes – SB 943** (Sen. MacGregor, R – Rockford) Extends payment deadline for summer 2020 property taxes. *Senate Finance.*

### **House Bills**

**\*The House has a two committee process. Only four committees (Ways & Means, Appropriations, Government Operations, and Judiciary) may report bills directly to the floor. While all others have to report bills to Ways & Means before the bill can be reported to the floor.\***

**Short-Term Rentals – HB 4046** (Rep. Sheppard, R - Temperance) Limits regulation of vacation and short-term rentals. *Received a hearing in the House Committee on Local Government and Municipal Finance.*

**Property Assessments – HB 4047** (Rep. Brixie, D - Okemos) Modifies certain tribunal determinations in assessment disputes as to the valuation of property. Also known as “dark stores.” *Referred to the House Committee on Local Government and Municipal Finance.*

**Nonprofit Corporations – HB 4048** (Rep. Inman, R - Williamsburg) Authorizes merger or conversion into nonprofit corporations for summer resort and park associations. *Had advanced to Third Reading on the House Floor, but has been re-referred back to the House Committee on Commerce & Tourism.*

**Association Mergers – HB 4049** (Rep. Inman, R – Williamsburg) Authorizes merger or conversion into nonprofit corporations for summer resort and park associations. *Had advanced to Third Reading on the House Floor, but has been re-referred back to the House Committee on Commerce & Tourism.*

**Property Tax – HB 4050** (Rep. Inman, R - Williamsburg) Allows transfer of ownership from a general or limited partnership to certain individuals to be exempt from uncapping taxes after transfer. *Passed House Local Government and Municipal Finance, has been referred to House Ways and Means.*

**Alternative Energy – HB 4068** (Rep. Kahle, R – Madison Twp.) Modifies alternative energy property tax exemption. *Received a hearing in House Tax Policy.*

**Historic Preservation Tax Credit – HB 4100** (Rep. Frederick, R – Owosso) Restores state historic preservation tax credit program. *Referred to the House Committee on Tax Policy.*

**Income Tax – HB 4110** (Rep. Garza, D – Taylor) Increases property tax credit for certain qualified veterans. *Referred to the House Committee on Tax Policy.*

**Blight Violations – HB 4123** (Rep. Whitsett, D - Detroit) Modifies attachment of property lien for failure to pay fine for blight violation to include all land, buildings, or structures owned by defendant in the state. *Referred to the House Committee on Local Government and Municipal Finance.*

**Property Tax Credit – HB 4157** (Rep. Iden, R – Oshtemo Twp.) Removes eligibility based on homestead taxable value cap. *Referred to the House Committee on Tax Policy.*

**Veteran Property Tax Exemption – HB 4158** (Rep. Iden, R – Oshtemo Twp.) Modifies affidavit filing requirements for disabled veteran exemptions. *Referred to the House Committee on Local Government and Municipal Finance.*

**Brownfield Redevelopment – HB 4159** (Rep. Iden, R – Oshtemo Twp.) Provides oversight of brownfield redevelopment authorities. *Senate Economic & Small Business Development.*

**Property Management – HB 4160** (Rep. Hoitenga, R – Manton) Modifies certain licensure requirements for employees or agents of a real estate broker hired to perform duties relating to property management. *Referred to the House Committee on Regulatory Reform.*

**Lead-Free Pipes – HB 4175** (Rep. Cherry, D – Flint) Revises definition of lead-free pipes and pipe fittings to match federal definition. *Referred to House Committee on Regulatory Reform.*

**Property Tax Exemptions – HB 4176** (Rep. Yaroch, R – Richmond) Hold local taxing units harmless for disabled veteran exemption. *Referred to House Committee on Military, Veteran, and Homeland Security.*

**Public Safety Property – HB 4185** (Rep. Farrington, R – Utica) Modifies provision related to malicious destruction of fire or police department property to include real property. *Passed the House, referred to Senate Judiciary and Public Safety Committee.*

**Property Tax – HB 4214** (Rep. Leutheuser, R – Zeeland) Modifies small business personal property tax payments. *Referred to the House Tax Policy Committee.*

**Property Tax – HB 4215** (Rep. Farrington, R – Utica) Increases small taxpayer exemption threshold for eligible personal property. *Referred to House Committee on Tax Policy.*

**Foreclosure Sales – HB 4219** (Rep. Howell, R – North Branch) Modifies distribution of revenue from sale of foreclosure. *Referred to the House Committee on Local Government and Municipal Finance.*

**Notaries – HB 4292** (Rep. Webber, R – Rochester Hills) Revises eligibility requirements for notary public appointment and requires record keeping. *Referred to House Judiciary Committee.*

**Property Tax – HB 4387** (Rep. Chirkun, D – Roseville) Modifies criteria to qualify for property tax exemptions for disabled veterans. *Referred to House Committee on Local Government and Municipal Finance.*

**Moral Character – HB 4488** (Rep. Iden, R – Oshtemo Twp.) Restricts use of criminal record to determine eligibility for occupational licensing. *House Ways & Means.*

**Moral Character – HB 4489** (Rep. Bellino, R – Monroe) Clarifies good moral character qualifications for admission to state bar. *House Ways & Means.*

**Home Inspections – HB 4494** (Rep. Schroeder, R – Independence Twp.) Establishes licensing fees for home inspection services and provides for deposit of proceeds into occupational fund. *Referred to House Regulatory Reform Committee.*

**Home Inspections – HB 4506** (Rep. Schroeder, R – Independence Twp.) Provides for licensure and regulation of home inspection services and requires certain disclosures and contract provisions. *Referred to House Regulatory Reform Committee.*

**Evictions – HB 4509** (Rep. VanSingel, R – Grant) Allows limited liability company members and others with personal knowledge to represent them in certain situations. *Passed the House, referred to Senate Judiciary and received hearing on (1/30/2020).*

**Bankruptcy – HB 4521** (Rep. Frederick, R – Owosso) Modifies value of home equity exempted from bankruptcy. *Referred to House Judiciary Committee.*

**Short-Term Rentals – HB 4554** (Rep. Lilly, R – Park Twp.) Creates short-term rental promotion act that provides for registry of short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4555** (Rep. Ellison, D – Royal Oak) Revises stadium or convention facilities act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4556** (Rep. Marino, R – Harrison Twp.) Modifies state convention facility development act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4557** (Rep. Brixie, D – Okemos) Modifies excise tax on business of providing accommodations to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4558** (Rep. Paquette, R – Niles) Revises regional tourism marketing act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4559** (Rep. Sabo, D – Muskegon) Revises community convention or tourism marketing act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4560** (Rep. Webber, R – Rochester Hills) Revises convention and tourism marketing act to include certain short term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4561** (Rep. O'Malley, R – Lake Ann) Revises regional convention and tourism promotion act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4562** (Rep. Calley, R – Portland) Revises convention and tourism promotion act to include certain short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**Short-Term Rentals – HB 4563** (Rep. Tate, D – Detroit) Permits short-term rentals. *Referred to the House Commerce and Tourism Committee.*

**\*Restrictive Deeds – HB 4676** (Rep. Anthony, D – Lansing) Prohibits restrictive covenants in deeds and other instruments. *Referred to the House Committee on Judiciary.*

**\*Restrictive Deeds – HB 4677** (Rep. Brixie, D – Okemos) Exempts actions under the prohibited restrictive covenants act from any statute of limitations. *Referred to House Committee on Judiciary.*

**Liens – HB 4695** (Rep. Brann, R – Wyoming) Requires licensed contractor to provide certain documents when recording claim of lien. *Referred to the House Committee on Regulatory Reform.*

**\*Property Lien – HB 4699** (Rep. Whitsett, D – Detroit) Allows for property lien attachment to all land, buildings, or structures, owned by defendant in this state. *Referred to the House Local Government and Municipal Finance Committee.*

**Veterans Homes – HB 4742** (Rep. Howell, R – North Branch) Requires testing of water at Michigan veterans’ facilities established under 1885 PA 152.

**Veterans Homes – HB 4743** (Rep. Tate, D – Detroit) Requires testing of water for lead at veterans’ facilities established under the Michigan veterans’ facility authority act.

*HB 4742 and HB 4743 were referred to House Ways and Means.*

**Lead in Drinking Water – HB 4744** (Rep. Love, D – Detroit) Provides for program for testing and removing lead in drinking water used by vulnerable population centers. *House Natural Resources and Outdoor Recreation.*



**PFAS Action Response – HB 4746** (Rep. Griffin, R – Mattawan) Codifies Michigan PFAS action response team. *Referred to House Ways and Means.*

**Water Quality – HB 4749** (Rep. Afendoulis, R – Grand Rapids Twp.) Requires source water testing for public water supplier proposing to hook up a new water source. *Referred to House Ways and Means.*

**Water Quality – HB 4750** (Rep. Kennedy, D – Davison) Requires disclosure of lead service line by water suppliers to customers and by landlords to tenants. *Referred to House Ways and Means.*

**Bed Bugs-Landlord Tenant- HB 4777** (Rep. Iden, R Kalamazoo) Prohibit a landlord from renting a unit infested with bedbugs; prohibit tenants from moving infested items into a unit or attempting to apply pest control treatments themselves; and require tenants to grant reasonable access to professional pest management personnel and comply with the control protocols established by the landlord. Tenants who cause an infestation would be responsible for treatment costs, and landlords who follow the rules would have their liability limited for the infestation and items damaged by treatment

**Property Tax – HB 4828** (Rep. Byrd, D – Detroit) Revises poverty exemption. *Referred to House Local Government & Municipal Finance.*

**Property Tax – HB 4851** (Rep. Hoitenga, R – Manton) Modifies property tax exemption for disabled veterans. *Passed House, referred to Senate Finance.*

**Support Animals – HB 4910** (Rep. Hall, R – Emmett Twp.) Creates regulations for the prescription of and request for reasonable accommodation for emotional support animals. *Senate Regulatory Reform.*

**Support Animals – HB 4911** (Rep. Cambensy, D – Marquette) Provides for early lease termination due to misrepresentation of emotional support animals. *Senate Regulatory Reform.*

**Tree Liability – HB 4915** (Rep. Berman, R – Commerce) A bill to establish liability and provide remedies for damage resulting from falling trees or tree branches. *Referred to House Local Government and Municipal Finance, received hearing (10/16).*

**Estate Tax – HB 4922** (Rep. Johnson, C., D – Detroit) Repeals Michigan estate tax act. *Passed House Tax Policy, referred to House Ways and Means, hearing on March 12<sup>th</sup>.*

**Property Tax – HB 4927** (Rep. Vaupel, R – Fowlerville) Modifies local community stabilization share revenue distribution. *Passed House, referred to Senate Finance.*

**Property Tax – HB 4928** (Rep. Webber, R – Rochester Hills) Modifies distribution of local community stabilization share revenue. *Passed House, referred to Senate Finance.*

**Property Tax – HB 4929** (Rep. Yancey, D – Harper Woods) Modifies certain calculations related to tax increment financing plans. *Passed House, referred to Senate Finance.*

**Property Tax – HB 4930** (Rep. Whitsett, D – Detroit) Modifies reporting deadlines and procedures for certain distribution calculations. *Passed House, referred to Senate Finance.*

**Assignment of Rents – HB 5091** (Rep. Iden, R – Oshtemo Twp.) Clarifies that action regarding assignment of rents does not constitute an action under the “one-action” rule. *Referred to House Judiciary.*

**Liens – HB 5092** (Rep. Iden, R – Oshtemo Twp.) Makes subordinate to security interest in rents priority over other liens. *Referred to House Judiciary.*

**Property Taxes – HB 5124** (Rep. Byrd, D – Detroit) Modifies provisions for reducing redemption amounts. *Passed the House and Senate, awaits action by the Governor.*

**Drains – HB 5126** (Rep. Johnson, S., R – Shelbyville) Revises requirements to petition to add or remove lands and notice of receipt of bids and review of apportionments. *Hearing in House Local Government (6/3/2020).*

**Delinquent Taxes – HB 5170** (Rep. Byrd, D – Detroit) Makes delinquent property tax installment payment plans and tax foreclosure avoidance agreements available for certain commercial real property returned for delinquent taxes. *Referred to House Local Government.*

**Construction Documents – HB 5197** (Rep. Maddock, R – Milford) Authorizes electronic or digital retention of construction documents and allows for disposal of original construction documents. *Passed the House and referred to Senate Local Government.*

**Construction Documents – HB 5198** (Rep. Maddock, R – Milford) Clarifies disposal of certain construction documents. *Passed the House and referred to Senate Local Government.*

**Housing Discrimination – HB 5224** (Rep. Byrd, D – Detroit) Prohibits housing discrimination relating to military status. *Referred to House Government Operations.*

**Property Tax – HB 5238** (Rep. Shannon, D – Sterling Heights) Modifies exemption for disabled veterans. *Referred to House Local Government.*

**Condos - HB 5260** (Rep. Paquette, R – Niles) Exempts certain instruments relating to condominiums from the marketable record title act. *Referred to House Local Government and received hearing (2/5/2020).*

**Housing Discrimination – HB 5287** (Rep. Wittenberg, D – Huntington Woods) Prohibits housing discrimination based on source of income. *House Local Government and Municipal Finance.*

**Housing Discrimination – HB 5288** (Rep. Rabhi, D – Ann Arbor) Prohibits housing discrimination based on source of income. *House Local Government and Municipal Finance.*

**County Property – HB 5314** (Rep. Markkanen, R – Hancock) Modifies provision related to contracts or agreements for the purchase of real or personal property for public use. *House Ways and Means.*

**Property Tax – HB 5335** (Rep. Robinson, D – Detroit) Provides for reduced redemption and stipulated payment agreements. *House Local Government and Municipal Finance.*

**Civil Procedure – HB 5336** (Rep. Iden, R – Oshtemo Twp.) Modifies uniform commercial real estate receivership act. *Referred to Senate Judiciary with an H-3 Sub.*

**Lead Levels – HB 5359** (Rep. Hood, D – Grand Rapids) Modifies definition of elevated blood level. *House Health Policy.*

**Blood Lead Levels – HB 5360** (Rep. Anthony, D – Lansing) Modifies reporting requirements for blood lead levels for minors. *House Health Policy.*

**Lead-Based Paint – HB 5361** (Rep. Love, D – Detroit) Requires lead-based paint inspections before the sale or transfer of certain real property. *House Regulatory Reform.*

**Lead-Based Paint – HB 5362** (Rep. Gay-Dagnogo, D – Detroit) Requires inspection and correction of violations under housing law to include lead-based paint inspection and abatement. *House Regulatory Reform.*

**Vaccines – HB 5363** (Rep. Yancey, D – Harper Woods) Provides for lead screening of minors as part of immunization records. *House Health Policy.*

**Lead Abatement – HB 5364** (Rep. Garza, D – Taylor) Requires certain parties to submit documentation supporting affirmative defense to failure to perform lead abatement. *House Health Policy.*

**Lead Poisoning – HB 5365** (Rep. Cherry, D – Flint) Requires screening minors for lead poisoning at intervals required by the Department of Health and Human Services by rule and require documentation of screening in certificate of immunization. *House Health Policy.*

**Paint Taxes – HB 5366** (Rep. Hood, D – Grand Rapids) Provides for tax levy per gallon of paint and earmark revenue for a lead remediation program. *House Tax Policy*.

**Lead Paint Remediation Credit – HB 5367** (Rep. Hood, D – Grand Rapids) Provides for tax incentive to be certified to perform lead-based paint activities. *House Tax Policy*.

**Construction Contracts – HB 5375** (Rep. Elder, D – Bay City) Regulates payment practices under construction contracts and subcontracts. *House Commerce and Tourism*.

**Pretrial Risk Assessment – HB 5646** (Rep. Lightner, R – Springport) Creates requirements for the use of a pretrial risk assessment tool. *House Judiciary*.

**Property Tax – HB 5480** (Rep. Farrington, R – Utica) Modifies filing of combined document for certain personal property tax exemptions. *House Local Government and Municipal Finance*.

**Appraisers – HB 5481** (Rep. Farrington, R – Utica) Modifies appraisal management company requirements. *Senate Regulatory Reform*.

**Soil and Erosion – HB 5485** (Rep. O’Malley, R – Lake Ann) Creates a task force for flooding and erosion issues. *House Natural Resources and Outdoor Recreation*.

**Neighborhood Enterprise Zones – HB 5775** (Rep. LaFave, R – Iron Mountain) Modifies eligibility requirements for neighborhood enterprise zones. *Hearing in House Commerce (6/10)*.

**Land Banks – HB 5822** (Rep. LaGrand, D – Grand Rapids) Modifies definition of qualified city for economic development authorities. *House Local Government*.

**Real Estate Referrals – HB 5823** (Rep. Johnson, S., R – Shelbyville) Modifies compensation for referrals. *House Regulatory Reform*.