


MEMORANDUM

TO: Real Property Law Section Council
FROM: Gregory J. Gamalski
DATE: September 6, 2019
SUBJECT: Legislative Report



1. The Committee meeting had its first month call scheduled for Monday September 9th (a week later in September because of Labor Day being September 2).
2. A member was added to the Committee, Alexandra Dieck of Bodman PLC; other members are Lorri King in her capacity as Chair-Elect, Greg Gamalski Committee Chair, David Pierson, Steve Estey and Lynn Sagar. A weekly monitoring schedule is set for the Committee members
3. Budget Battles. It is not unreasonable to assume that budget fights will consume the next month or more and other legislative actions will be slow.
4. Legislative Liaison Visit. We are coordinating with Tabitha about a new date. Budget battles will certainly affect timing.
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. However the Title and Conveyancing committee
6. The following bills will be addressed or reviewed by the Committee on Monday 9/9 and it is possible recommendations may be forthcoming.
 - a. HB 4911 (Cambensy) Provides for early lease termination due to misrepresentation of emotional support animals. It was introduced on September 3rd and referred to the House Regulatory Reform Committee. Tie barred to HB 4910 a proposal to regulate "prescriptions" for emotional support animals. This is likely only of nominal interest to the Section.

- b. SB 431 (Hollier) Modify conditions under zoning ordinance may prohibit mining. It was referred to the Senate Natural Resources Committee. It is likely we need input from Zoning and Use Committee. See also local coverage. "Battle Heating Up Over Who Decides Whether You Have Gravel Pit In Your Backyard. **Detroit Free Press** 9/5/2019
 - c. <https://www.freep.com/story/news/local/michigan/2019/09/05/michigan-gravel-industry-mining-local-control/2207449001/>
7. While not in the Committee wheelhouse there is pending litigation about mandatory bar membership of which the Section might wish to take note. <https://www.freep.com/story/money/business/2019/08/24/michigan-state-bar-lawsuit-lucille-taylor/2094242001/> The SBM has an amicus brief on line as part of another case outside of Michigan in North Dakota. <https://www.michbar.org/news/newsdetail/nid/5644> That case was dismissed on appeal upholding mandatory bar dues on August 30, 2019. See SBM Website: https://www.michbar.org/file/generalinfo/pdfs/fleck_v_wetch_dismissal.pdf

HOUSE BILL NO. 4911

September 03, 2019, Introduced by Reps. Cambensy, Chirkun, Kennedy, Sabo, Liberati, Hornberger, Markkanen, Miller, Hall, Bellino, Garza, Brenda Carter and Meerman and referred to the Committee on Regulatory Reform.

A bill to amend 1961 PA 236, entitled
"Revised judicature act of 1961,"
by amending sections 5714 and 5775 (MCL 600.5714 and 600.5775),
section 5714 as amended by 2014 PA 223 and section 5775 as added by
1988 PA 336.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 Sec. 5714. (1) A person entitled to possession of premises may
- 2 recover possession by summary proceedings in the following
- 3 circumstances:



1 (a) When a person holds over premises after failing or
2 refusing to pay rent due under the lease or agreement by which the
3 person holds the premises within 7 days from the service of a
4 written demand for possession for nonpayment of the rent due. For
5 the purpose of this subdivision, rent due does not include any
6 accelerated indebtedness because of a breach of the lease under
7 which the premises are held.

8 (b) When a person holds over premises for 24 hours following
9 service of a written demand for possession for termination of the
10 lease pursuant to a clause in the lease providing for termination
11 because a tenant, a member of the tenant's household, or other
12 ~~person-individual~~ under the tenant's control has unlawfully
13 manufactured, delivered, possessed with intent to deliver, or
14 possessed a controlled substance on the leased premises. This
15 subdivision applies only if a formal police report has been filed
16 alleging that the ~~person-individual~~ has unlawfully manufactured,
17 delivered, possessed with intent to deliver, or possessed a
18 controlled substance on the leased premises. For purposes of this
19 subdivision, "controlled substance" means a substance or a
20 counterfeit substance classified in schedule 1, 2, or 3 ~~pursuant to~~
21 ~~under~~ sections 7211 to 7216 of the public health code, 1978 PA 368,
22 MCL 333.7211 to 333.7216.

23 (c) When a person holds over premises in 1 or more of the
24 following circumstances:

25 (i) After termination of the lease, pursuant to a power to
26 terminate provided in the lease or implied by law.

27 (ii) After the term for which the premises are demised to the
28 person or to the person under whom ~~he or she~~ **the person** holds.

29 (iii) After the termination of the person's estate by a notice

1 to quit as provided by section 34 of 1846 RS 66, MCL 554.134.

2 (iv) After termination of the lease under section 5 of the
3 misrepresentation of emotional support animals act.

4 (d) When the person in possession willfully or negligently
5 causes a serious and continuing health hazard to exist on the
6 premises, or causes extensive and continuing physical injury to the
7 premises, ~~which~~**that** was discovered or should reasonably have been
8 discovered by the party seeking possession not earlier than 90 days
9 before the institution of proceedings under this chapter and when
10 the person in possession neglects or refuses for 7 days after
11 service of a demand for possession of the premises to deliver up
12 possession of the premises or to substantially restore or repair
13 the premises.

14 (e) When a person holds over premises for 7 days following
15 service of a written notice to quit for termination of the lease
16 after the tenant, a member of the tenant's household, or ~~a person~~
17 **an individual** under the tenant's control, on real property owned or
18 operated by the tenant's landlord, has caused or threatened
19 physical injury to an individual. This subdivision applies only if
20 the police department with jurisdiction has been notified that the
21 ~~person, individual~~, on real property owned or operated by the
22 tenant's landlord, caused or threatened physical injury to an
23 individual. This subdivision does not apply in either of the
24 following cases:

25 (i) The individual who was physically injured or threatened is
26 the tenant or a member of the tenant's household.

27 (ii) Application would result in a violation of federal housing
28 regulations.

29 (f) When a person takes possession of premises by means of a

1 forcible entry, holds possession of premises by force after a
2 peaceable entry, or comes into possession of premises by trespass
3 without color of title or other possessory interest. This remedy is
4 in addition to the remedy of entry permitted under section 5711(3).

5 (g) When a person continues in possession of premises sold by
6 virtue of a mortgage or execution, after the time limited by law
7 for redemption of the premises.

8 (h) When a person continues in possession of premises sold and
9 conveyed by a personal representative under license from the
10 probate court or under authority in the will.

11 (2) A tenant or occupant of housing operated by a city,
12 village, township, or other unit of local government, as provided
13 in 1933 (Ex Sess) PA 18, MCL 125.651 to 125.709c, is not considered
14 to be holding over under subsection (1)(b) or (c) unless the
15 tenancy or agreement has been terminated for just cause, as
16 provided by lawful rules of the local housing commission or by law.

17 (3) A tenant of a mobile home park is not considered to be
18 holding over under subsection (1)(b) or (c) unless the tenancy or
19 lease agreement is terminated for just cause ~~pursuant to under~~
20 chapter 57a.

21 Sec. 5775. (1) The tenancy of a tenant in a mobile home park
22 shall not be terminated unless there is just cause for the
23 termination.

24 (2) For the purpose of this chapter, "just cause" means 1 or
25 more of the following:

26 (a) Use of a mobile home site by the tenant for an unlawful
27 purpose.

28 (b) Failure by the tenant to comply with a lease or agreement
29 by which the tenant holds the premises or with a rule or regulation

1 of the mobile home park, adopted pursuant to the lease or
2 agreement, ~~which if the~~ rule or regulation is reasonably related to
3 any of the following:

4 (i) The health, safety, or welfare of the mobile home park, its
5 employees, or tenants.

6 (ii) The quiet enjoyment of the other tenants of the mobile
7 home park.

8 (iii) Maintaining the physical condition or appearance of the
9 mobile home park or the mobile homes located in the mobile home
10 park to protect the value of the mobile home park or to maintain
11 its aesthetic quality or appearance.

12 (c) A violation by the tenant of rules promulgated by the
13 ~~Michigan department of public health~~ **environment, Great Lakes, and**
14 **energy** under section 6 of the mobile home commission act, ~~Act No.~~
15 ~~96 of the Public Acts of 1987, being section 125.2306 of the~~
16 ~~Michigan Compiled Laws. 1987 PA 96, MCL 125.2306.~~

17 (d) Intentional physical injury by the tenant to the personnel
18 or other tenants of the mobile home park, or intentional physical
19 damage by the tenant to the property of the mobile home park or of
20 its other tenants.

21 (e) Failure of the tenant to comply with a local ordinance,
22 state law, or governmental rule or regulation relating to mobile
23 homes.

24 (f) Failure of the tenant to make timely payment of rent or
25 other charges under the lease or rental agreement by which the
26 tenant holds the premises on 3 or more occasions during any 12-
27 month period, for which failure the owner or operator has served a
28 written demand for possession for nonpayment of rent pursuant to
29 section 5714(1)(a) and the tenant has failed or refused to pay the

rent or other charges within the time period stated in the written demand for possession. The written demand for possession ~~shall~~**must** provide a notice to the tenant in substantially the following form:

"Notice: Three or more late payments of rent during any 12-month period is just cause to evict you." ~~Nothing in this~~**This** subdivision ~~shall~~**does not** prohibit a tenant from asserting, and the court from considering, any meritorious defenses to late payment of rent or other charges.

(g) Conduct by the tenant upon the mobile home park premises ~~which~~**that** constitutes a substantial annoyance to other tenants or to the mobile home park, after notice and an opportunity to cure.

(h) Failure of the tenant to maintain the mobile home or mobile home site in a reasonable condition consistent with aesthetics appropriate to the park.

(i) Condemnation of the mobile home park.

(j) Changes in the use or substantive nature of the mobile home park.

(k) Public health and safety violations by the tenant.

(l) A violation by the tenant or a member of the tenant's household of the misrepresentation of emotional support animals act.

(3) This section does not prohibit a change of the rental payments or the terms or conditions of tenancy in a mobile home park following the termination or expiration of a written lease agreement for the mobile home site.

Enacting section 1. This amendatory act does not take effect unless Senate Bill No. _____ or House Bill No. 4910 (request no. 03557'19) of the 100th Legislature is enacted into law.

SENATE BILL NO. 421

August 20, 2019, Introduced by Senator MOSS and referred to the Committee on Finance.

A bill to amend 1967 PA 281, entitled
"Income tax act of 1967,"
(MCL 206.1 to 206.713) by adding section 277.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 277. (1) Subject to the limitations under this section,
2 for tax years that begin on and after January 1, 2020 and before
3 January 1, 2025, a taxpayer that purchases a qualified principal
4 residence or retrofits or hires someone to retrofit the taxpayer's
5 principal residence, provided that the retrofitting of the
6 taxpayer's principal residence is designed to improve accessibility

1 or provide visitability, may claim a credit against the tax imposed
2 by this part in an amount equal to 4.0% of the total purchase price
3 paid for the qualified principal residence or 50% of the total
4 amount spent for the retrofitting of the taxpayer's principal
5 residence. The amount of the credit allowed under this section
6 shall not exceed \$5,000.00 for the purchase of a principal
7 residence or for the retrofitting of principal residence. A
8 taxpayer shall not claim more than 1 credit for the same principal
9 residence.

10 (2) To qualify for the credit under this section, a taxpayer
11 shall request certification from the Michigan state housing
12 development authority in a form and manner as prescribed by the
13 Michigan state housing development authority no later than January
14 10 of the tax year immediately succeeding the tax year for which
15 the credit is to be claimed. The Michigan state housing development
16 authority shall approve or deny all requests for certification and
17 issue the certificates no later than February 10 of the same tax
18 year. A taxpayer shall not claim a credit under this section unless
19 the Michigan state housing development authority has issued a
20 certificate to the taxpayer. The taxpayer shall attach the
21 certificate to the annual return filed under this part on which a
22 credit under this section is claimed. The certificate required
23 under this subsection shall specify all of the following:

24 (a) The purchase price of the qualified principal residence or
25 the total amount expended to retrofit the taxpayer's principal
26 residence into a qualified principal residence during the tax year
27 by the taxpayer.

28 (b) The total amount of the credit under this section that the
29 taxpayer is allowed to claim for the tax year.

(3) The total amount of credits that the Michigan state housing development authority may certify under this section shall not exceed \$1,000,000.00 in any 1 tax year. Each year the Michigan state housing development authority shall allocate \$500,000.00 in credits for the purchase of qualified principal residences and \$500,000.00 in credits for the retrofitting of principal residences. If the amount of tax credits approved in a single tax year for the purchase of qualified principal residences is less than \$500,000.00, the director of the Michigan state housing development authority shall allocate the remaining balance of those tax credits for the retrofitting of principal residences. If the amount of tax credits approved in a single tax year for the retrofitting of principal residences is less than \$500,000.00, the director of the Michigan state housing development authority shall allocate the remaining balance of those tax credits for the purchase of qualified principal residences. In the event that the requests for certification for the tax credit exceed the amount allocated by the director for that tax year, the Michigan state housing development authority shall issue the tax credits pro rata based upon the amount of tax credits approved for each taxpayer and the amount of tax credits allocated by the director.

(4) The taxpayer shall claim the credit under this section for the same tax year in which the qualified principal residence was purchased or that the retrofitting of the taxpayer's principal residence was completed. If the amount of the credit allowed under this section exceeds the tax liability of the taxpayer for the tax year, that portion of the credit that exceeds the tax liability of the taxpayer for the tax year shall not be refunded but may be carried forward to offset tax liability under this part in

1 subsequent tax years for a period not to exceed 7 tax years or
2 until used up, whichever occurs first.

3 (5) As used in this section:

4 (a) "Accessibility" means that the principal residence is
5 designed to provide the taxpayer or an individual who is related to
6 the taxpayer or who resides with the taxpayer, who has 1 or more
7 physical limitations in daily life activities as verified by that
8 individual's physician, with the ability to enter, exit, and use
9 the property with and without assistance. For purposes of this
10 subdivision, an individual is related to the taxpayer if that
11 individual is a spouse, brother or sister, whether of the whole or
12 half blood or by adoption, ancestor, or lineal descendant of that
13 individual or related person.

14 (b) "Michigan state housing development authority" means the
15 authority created under the state housing development authority act
16 of 1966, 1966 PA 346, MCL 125.1401 to 125.1499c.

17 (c) "Physician" means that term defined under section 17001 or
18 17501 of the public health code, 1978 PA 368, MCL 333.17001 and
19 333.17501.

20 (d) "Principal residence" means property exempt as a principal
21 residence under section 7cc of the general property tax act, 1893
22 PA 206, MCL 211.7cc.

23 (e) "Qualified principal residence" means a principal
24 residence that is designed to improve accessibility or provide
25 visitability.

26 (f) "Visitability" means a principal residence designed to
27 include all of the following:

28 (i) At least 1 zero-step entrance.

29 (ii) At least 1 full or half bathroom on the main floor.

- 1 (iii) All doorways on the main floor have a minimum of 32 inches
- 2 of clear passage space.

To: Real Property Law Section Council
From: Greg Gamalski
Date: July 12, 2019
Re: Real Property Law Section Legislative Report

Green: Change in status
Red: Newly added

GENERAL LEGISLATIVE BACKGROUND

The Legislative summer break has ended and session has resumed its regular schedule. The Governor and Legislature are currently negotiating over the budget and have until October 1st to come to an agreement, otherwise the state government will shut down.

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.*

Solar Panels – SB 47 (Sen. Barrett, R – Charlotte) Excludes placement of solar panels on residential property from assessments of true cash value. *Passed the Senate, advanced to Third Reading on House Floor with H-1 Sub.*

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. *Referred to the Senate Committee on Finance.*

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.*

Contracts – SB 253 (Sen. Lucido, R – Shelby Twp.) Prohibits the use of a lawsuit to enforce real estate commission agreement that is not in writing. *Referred to the Senate Judiciary and Public Safety Committee.*

***Property Taxes – SB 360** (Sen. Stamas, R – Midland) Provides an exemption for certain eligible data center property from property taxes. *Has been referred to and received a hearing in Senate Economic and Small Development Committee.*

Process Service – SB 420 (Sen. Lucido, R – Shelby Twp.) Modifies procedures in process serving. *It was referred to Senate Judiciary.*

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. *Referred to Senate Natural Resources.*

Limited Liability Companies – SB 440 (Sen. Irwin, D – Ann Arbor) Modifies annual statement fees under the Michigan limited liability company act. *Passed the Senate and referred to House Appropriations.*

Licensing Fees – SB 441 (Sen. Santana, D – Detroit) Modifies occupational code fees under the State License Fee Act. *It passed the Senate and was referred to House Approps.*

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. *It passed the Senate with an S-1 Sub and has been referred to House Appropriations.*

Renaissance Zones – SB 455 (Sen. Stamas, R – Midland) Modifies exemption for certain property located in renaissance zones. *Referred to Senate Economic and Small Business Development.*

Commercial Redevelopment – SB 494 (Sen. Stamas, R – Midland) Extends the sunset from December 31, 2020 to December 31, 2025 for the Commercial Redevelopment Act. *It was referred to Senate Economic and Small Business Development.*

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.*

Alternative Energy – HB 4069 (Rep. Kahle, R – Madison Twp.) Excludes placement of solar panels on residential real property from assessment of true cash value. *Passed the House, referred to Senate Finance.*

Enterprise Zones – HB 4091 (Rep. LaFave, R – Iron Mountain) Modifies neighborhood enterprise zones eligibility requirements. *Received a hearing in House Committee on Commerce and Tourism, no other action was taken.*

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.*

Public Properties – HB 4120 (Rep. Markkanen, R - Hancock) Modifies provision related to contracts or agreements for the purchase of real or personal property for public use. *Passed the House & awaits action on the Senate Floor.*

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. *Referred to the House Committee on Local Government and Municipal Finance.*

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. Yaroach, 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 4209 (Rep. Slagh, R – Zeeland) Modifies individuals allowed to accept property tax payments. *Referred to the House Committee on Military, Veterans, and Homeland Security.*

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.*

Foreclosure Sales – HB 4226 (Rep. Berman, R – Commerce Twp.) Provides cap on fee assessed by foreclosure sale purchasers to calculate redemption amount. *Passed the House and has been referred to Senate Insurance and Banking Committee.*

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

Foreclosure – HB 4306 (Rep. Cole, R – Mancelona) Requires notice of foreclosure to include information to mortgagor. *Passed House with H-2 Substitute, has received a hearing in Senate Committee on Judiciary and Public Safety.*

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.*

Public Records – HB 4444 (Rep. Johnson, S., R – Shelbyville) Allows publication by electronic means. *Passed the House, has received a hearing in Senate Oversight.*

Moral Character – HB 4488 (Rep. Iden, R – Oshtemo Twp.) Restricts use of criminal record to determine eligibility for occupational licensing. *Referred to House Regulatory Reform Committee.*

Moral Character – HB 4489 (Rep. Bellino, R – Monroe) Clarifies good moral character qualifications for admission to state bar. *Referred to House Regulatory Reform Committee.*

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.*

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. *Referred to the House Natural Resources and Outdoor Recreation.*

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. *Referred to the House Natural Resources and Outdoor Recreation.*

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. *Referred to the House Natural Resources and Outdoor Recreation.*

PFAS Action Response – HB 4746 (Rep. Griffin, R – Mattawan) Codifies Michigan PFAS action response team. *Referred to the House Natural Resources and Outdoor Recreation.*

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 the House Natural Resources and Outdoor Recreation.*

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 the House Natural Resources and Outdoor Recreation.*

Beg 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. *Referred to House Local Government & Finance.*

LEGISLATIVE REVIEW SCHEDULE

RESPONSIBLE	DATES	REVIEW DUE
Greg Gamalski	August 5-9, 2019	Report due August 12
Lori King	August 12-16, 2019	Report due August 19
Steve Estey	August 19-23, 2019	Report due August 26
David Pierson	August 26-30, 2019	Report due September 3 (Monday is Labor Day)
Lynn Sagar	September 2-6, 2019	Report due September 9
Alex Dieck	September 9-13, 2019	Report due September 16
Greg Gamalski	September 16-20, 2019	Report due September 23
Lori King	September 23-27, 2019	Report due September 30
Steve Estey	September 30-October 4, 2019	Report due October 7
David Pierson	October 7-11, 2019	Report due October 14
Lynn Sagar	October 14-18, 2019	Report due October 21
Alex Dieck	October 21-25, 2019	Report due October 28
Greg Gamalski	October 28-November 1, 2019	Report due November 4
Lori King	November 4-8, 2019	Report due November 11
Steve Estey	November 11-15, 2019	Report due November 18
Lynn Sagar	November 18-22, 2019	Report due November 25
Alex Dieck	November 25-29, 2019	Report due December 2
Greg Gamalski	December 2-6, 2019	Report due December 9
Lori King	December 9-13, 2019	Report due December 16
Steve Estey	December 16-20, 2019	Report due December 23
David Pierson	December 23-27, 2019	Report due December 30
Lynn Sagar	December 30-January 3, 2020	Report due January 6, 2020