

MEMORANDUM

TO: Real Property Law Section Council
FR: Aileen Leipprandt / David Pierson
DT: July 14, 2026
RE: Legislative Committee Report

1. Monthly Meetings

- a) Legislative Committee – Leg-Com last met on May 5, 2026. The next Leg-Com meeting will be scheduled after transition of committee leadership.
- b) Karoub -
 - Call with Karoub on June 2, 2026; this author not present.
 - Call with Zaha, Pierson, Leipprandt, Tabitha Zimny & Caleb Wortz on July 7, 2026, with updates in **green** below.
 - LL/T Reforms – Zinny asks for RPLS input; Zinny to address at Annual Meeting.
 - Zoning Bills – not expected to move until after election; municipalities strongly oppose

2. New Business (New Bills) (16 LL/T and 14 other)

- a) Response to Karoub on LL/T Bills (see attached Summary of 16 Bills)
- b) SB 960-2026 (Veronica Klinefelt), “Dark Store Prevention Act”

Objective	Vacate deed restrictions to address assessments on dark stores by big box user https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-SB-0960
Details	NEW ACT that allows local govt. to sue to remove private restriction/covenant from a commercial property if: (1) property is in area zoned for retail use; and (2) building has been vacant for at least 2 years; and (3) govt. body holds at least 1 public hearing about removal of private restriction; and (4) the property is blighted property as defined in MCL 125.72 (MI Blighted Area Rehab Act) Govt. must file complaint in circuit court as in rem, Dec Action. County can intervene. If all conditions met, Court must strike the restriction.
Status	Intro 5/13/26; referred to Com. On Local Government, 5/19/26
Stakeholder	Local governments support
RPLS	Any concerns re a taking under MI law?
Karoub	

- c) HB 6074 – 2026 (Karl Bohnak), Large Investor ban on SFH purchases

Objective	NEW ACT to prohibit large institutional investor from buying SFH in MI https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6074
Details	1. <u>Prohibition</u> : Bars "large institutional investor" from purchasing or contracting buy a SFH (defined as structures with 2 or fewer dwelling units, excluding manufactured homes). 2. <u>"Large Institutional Investor"</u> : for-profit entity (investment fund, corp., LLC, etc.) that has net value of \$375M+ & already controls > than 100 SFHs in MI. 3. <u>Excepted Purchases</u> : Large investors are still allowed to purchase homes under specific programs that benefit housing or occupants, including: (a)

	Build-to-rent or renovate-to-rent programs that significantly rehabilitate local housing stock; (b) Specific homeownership programs that offer renters a right of first refusal or path to purchase; (c) Purchases made through foreclosure mitigation. 4. <u>Penalties</u> : Violators face civil fines up to \$25k per SFH
Status	Intro 6/10/26, passed House, 6/25/26; returned from Senate with substitute, 7/3/26, enrolled 7/3/26, presented to Gov. 7/14/26
Stakeholder	
RPLS	
Karoub	

d) **SB 971 - 2026 (Veronica Klinefelt), “Residential Homeownership Accessibility Act” (COMPANION BILL TO HB 6074)**

Objective	Regulate purchase of certain residential homes by investors https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-SB-0971
Details	• <u>Cap on Corporate Out-of-State Home Ownership</u>: Prohibits out-of-state investor or investment entity from acquiring single-family residence (SFR) in MI if they already own more than 10 single-family residences in MI. • <u>Grandfather Clause</u>: If out-of-state investor already owns more than 10 SFR when the bill becomes effective, it is permitted to keep them. However, investor is banned from purchasing any additional SFR until their total inventory drops below the 10-home threshold. • <u>Definition of an Out-of-State Investor</u>: Applies to investor or LLC that is either not domiciled in MI or whose principal members are not domiciled in MI • <u>Mandatory MSHDA Registration</u>: Out-of-state investors are required to register with the MSHDA before acquiring any SRH. Those who already own properties must register within 90 days of the law taking effect. • <u>Financial Penalties</u>: An out-of-state investor that violates purchase limit faces a fine of \$100k per property for the initial illegal acquisition, followed by an additional \$100k each year it continues to illegally own the property. • <u>Rent Prohibition</u>: Out-of-state investors are strictly forbidden from charging or collecting rent on any SFR that was purchased or owned in violation of this act. • <u>Exemptions</u>: Purchasing limits & registration reqs do not apply to: Governmental entities, properties acquired via a will/inheritance (devise), internal transfers or sales within same out-of-state investment firm, employers who purchase SFH to rent to their own employees.
Status	Intro 5/14/26, referred to Com. on Housing & Human Services, 5/14/26
Stakeholder	
RPLS	
Karoub	

e) **SB 1041 – 2026 (Jeremy Moss), “Hotel and Lodging Pricing Protect Act”**

Objective	Prohibit price gouging during disaster / emergency. https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-SB-1041
Details	Per Senate Fiscal Agency Analysis, creates new act that: 1. During or reasonably after Dec. of Emerg., prohibits person engaged in offering, selling, or renting lodging from charging price that was grossly more than the price at which similar lodging was advertised, offered, or sold.

	2.Allow AG or local prosecuting attorney to serve a written demand to appear and be examined under oath if AG or PA had reasonable cause to believe that individual had certain info related to an investigation 3.Allow AG to bring a class action for the actual damages 4.Allow AG to bring an action for appropriate injunctive or other equitable relief and civil penalties in the name of the people of SOM. 5.Prescribe civil and criminal penalties for violations TIE BAR WITH: SB 1042-26, SB 1043-26
Status	Intro 6/17/26, passed 6/25/26, House referred to Com. Reg. Reform, 6/25/26
Stakeholder	
RPLS	Policy?
Karoub	

f) SB 1082 – 2026 (Sarah Anthony), Seller’s Disclosure to include impending assessments

Objective	Require disclosure of “any upcoming municipal assessments or fees” https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-SB-1082
Details	Amend form to require discl. of upcoming municipal fees, including “upcoming drain assessment” Amends sec. 7 of 1993 PA 92 (MCL 565.957). See #11
Status	Intro 6/25/26, referred to Com. on Local Government, 6/25/26
Stakeholder	
RPLS	What is “upcoming”? Not defined
Karoub	

g) HB 6026 of 2026 (Joey Andrews), STR Registration System & Database

Objective	Establish framework for registration, promotion, and regulation of STRs and hosting platforms https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6026
Details	NEW ACT that would: 1. <u>Database and Registration Requirements</u> <u>Statewide Database</u>: LARA tol establish statewide STR database, accessible to local municipalities FOC to aid in local enforcement. <u>Annual Owner Certification</u>: STR owners must file annual certificate to obtain registration number. This certificate requires: (a) Owner contact details and property address; (b) Proof of at least \$1M in liability insurance; (c) emergency contact (licensed real estate prof., owner, or immediate family member) who lives or works w/in 30 miles of property and can respond to issues w/in 60 minutes; (d) Certification of compliance with local laws and permits. 2. <u>Hosting Platform Regulations</u> <u>Registration</u>: Digital platforms (e.g., Airbnb, VRBO) must register w/ State and pay annual fee of \$100/listing, capped at \$50k per year. <u>Listing Enforcement</u>: Platforms must remove unregistered or noncompliant listings w/in 5 biz days of receiving notice from LARA <u>Data Sharing</u>: Platforms must maintain detailed booking records for 4 years and submit monthly reports to State treasury detailing rental dates, nightly rates, and collected fees/taxes. 3.Tax and Financial Structure

	• <u>6% Statewide Tax</u>: A 6% tax is levied on STR occupancy charges, which hosting platforms are responsible for collecting and remitting. 4. <u>Exemptions</u>: • Properties with less than \$3,000 in total occupancy charges per calendar year are exempt from the tax. • Traditional hotels, motels, B&Bs, and certain managed resort properties are excluded from definition of STR. • Rentals in local tourism/convention assessment districts established before Act's enactment 5. <u>Revenue Allocation</u>: Collected tax revenue will be distributed: • One-time \$600k allocated to LARA for initial IT database construction. • \$500k annually to LARA and \$500k to Treasury for administration. • Remaining balance is split 50/50 between Pure MI tourism campaign & local govts where rentals are located (proportionate to taxes collected in each jurisdiction). 6. <u>Penalties and Fines</u> • <u>Owner Violations</u>: Owners face civil fines of up to \$1k for first violation, up to \$2,500 for 2nd, and \$5k for subsequent violations. Fines are transmitted to local govt. • <u>Platform Violations</u>: Hosting platforms face civil fines of up to \$5k per violation, which are deposited into State's STR regulatory fund. TIE BAR WITH: HB 6027-26
Status	Intro 6/2/26; referred to Com. on Government Operations 6/2/26
Stakeholder	
RPLS	
Karoub	

h) HB 6027 - 2026 (Matt Bierlein), Restrict full Ban on STRs

Objective	Prevent local governments from completely banning STRs https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6027
Details	Amends MI Zoning Enabling Act to clarify prohibition on ban of STRs. Amends sec. 207 of 2006 PA 110 (MCL 125.3207). TIE BAR WITH: HB 6026'26 Amendment states: "A local unit of government shall not adopt or enforce any ordinance, rule, regulation, or decision, including, but not limited to, a zoning ordinance or decision, that has the effect of totally prohibiting [STRs] within that local unit of government."
Status	Intro 6/2/26; referred to Com. on Government Operations 6/2/26
Stakeholder	
RPLS	Policy
Karoub	

i) HB 6083 – 2026 (Luke Meerman), ADUs and non-fire rated windows

Objective	Prevent zoning Ordinance from restricting non-fire rated windows in accessory dwelling units
Details	Amend MI Zoning Enabling act to prevent zoning ordinance from restricting use of non-fire rated window in ADU if the window is more than 12 feet from all other

	structures. Amends 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 205c.
Status	Intro 6/16/26; referred to Com. on Government Operations, 6/16/26

j) **HB 6085 – 2026 (David Martin), Allow ADU to connect to sewer serving primary DU**

Objective	Prevent zoning ordinance from restricting connection of ADU to sewer system that the ADU is incidental to.
Details	Amend MI Zoning Enabling Act Land use: 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 205e.
Status	Intro 6/16/26, referred to Com on Government Operations, 6/16/26

k) **HB 6086 – 2026 (Emily Dievendorf), “Tenant Opportunity to Purchase” Act**

Objective	Provide TNT with 1 st opportunity to buy rental property from LL https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6086
Details	NEW ACT: <u>1.Tenant Right of First Refusal:</u> Before LL can put residential rental property up for sale, accept a third-party offer, or issue notice to vacate for demolition or discontinuance of use, LL must first give current TNT or TNT Assoc. the opportunity to buy the property. <u>2.Bona Fide Offer:</u> Sale opportunity extended to TNT must be a "bona fide offer of sale." Price and material terms must either match an arm's-length third-party contract or, if no such contract exists, match appraised value or FMP a willing buyer and seller would agree upon. <u>3.Broad Scope of Covered Properties:</u> Applies to real property with 1 or more rental units, explicitly including apartments, SF rental homes, MF dwellings, boardinghouses, and rooming houses. <u>4.Exemptions:</u> Excludes transient or ST housing, such as hotels, motels, motor homes, and other tourist accommodations. Excludes primary residence that owner rents out occasionally during temporary absences like a vacation or sabbatical. <u>5.Tenant Associations:</u> means an independent organization or housing cooperative that represents at least a majority of TNT in the rental property.
Status	Intro 6/16/26, referred to Com. on Government Operations, 6/16/26
Stakeholder	
RPLS	
Karoub	

l) **HB 6087 - 2026 (Emily Dievendorf) – Payment of TNT relocation expenses**

Objective	Require LL or Building Owner to pay relocation assistance to TNT where residence must be vacated or demolished per agency order due to hazardous conditions caused by poor maintenance https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6087
Details	1. <u>Mandatory Relocation Assistance:</u> LLs, building owners, or agents must pay relocation assistance to TNT if enforcing agency orders residential property to be vacated or demolished.

	2.<u>Triggering Conditions</u>: Assistance requirement is triggered if the vacate or demo order is a direct result of: (a) Hazardous health and safety conditions caused by LL's inadequate maintenance or management; (b) building being declared a "dangerous building" due to negligent maintenance & failure to comply with building codes 3.<u>Payment Amount</u>: Relocation assistance must equal 3x current monthly rent in rental agreement. 4.<u>Strict Timeline</u>: LL must deliver payment to TNT within 7 business days of the enforcement agency issuing vacate or demolition order. 5.<u>No Deductions/Conditions</u>: Assistance must be paid regardless of whether TNT is current on rent payments, fees, or other charges. 6.<u>Preservation of Legal Remedies</u>: Relocation payment is in addition to, and does not replace, any other legal remedies or damages available to TNT.
Status	Introduce 6/16/26, referred to Com. on Government Operations, 6/16/26
Stakeholder	
RPLS	Policy
Karoub	

m) HB 6088 of 2026 (Emily Dievendorf), "Tenants Right to Organize Act"

Objective	Establish and protect rights of residential TNT to organize & form union https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6088
Details	Creates New Act 1.<u>Grant Explicit Organizing Rights</u>: Give TNT right to self-organize, join or assist one another, choose reps to confer with LL, and collect union dues. 2.<u>Permit Union Activities on Premises</u>: Allow TNT union to distribute literature in common areas or under doors, post info on bulletin boards, and convene meetings in common spaces. 3.<u>Protect Tenant Organizers</u>: Allow TNT to hire or work with outside organizers to canvass and assist with union operations. 4.<u>Prohibit Landlord Retaliation</u>: Explicitly forbid LL from interfering with union operations, or retaliating against participating TNT (e.g., intentionally delaying maintenance or revoking access to amenities). 5.<u>Enforce Penalties</u>: Establish civil fines of up to \$1k/violation, allow for injunctive orders, and permit AG, tenants, or organizers to sue for enforcement.
Status	Intro 6/16/26, referred to Com. on Government Operations
Stakeholder	
RPLS	
Karoub	

n) HB 6089 – 2026 (Emily Dievendorf)

Objective	Amend Truth in Renting Act to require LL to give 90-day notice of rent increase https://www.legislature.mi.gov/Bills/Bill?ObjectName=2026-HB-6089
Details	Amends sec. 4 of 1978 PA 454 (MCL 554.634). 1.<u>90-Day Advance Notice for Rent Increases</u>: LL must give TNT written notice of intended rent increase at least 90 days before rate takes effect.

	2. <u>Mandatory Lease Disclosure</u> : All rental agreements regulated under this act must explicitly include a provision certifying this 90-day notice requirement for rent increases.
Status	Intro 6/16/26, referred to Com. on Government Operations
Stakeholder	
RPLS	
Karoub	

3. Old Business

a) **LL Tenant Bill Packages** – a 16 Bills, per attached report.ⁱ Karoub asking whether RPLS wants to weigh in, as Bills may be on the move.

b) **HB 4582 – Open & Obvious Bill**

Substance	Creates Premises Liability Act; Sponsor, Jerry Neyer
Details	Possessor of property would have duty to use ordinary care to protect invitee from risks of harm from dangerous condition if the harm is unreasonable or possessor knows or should know of condition. But no duty to warn invitee of open and obvious condition. Legislative Analysis,
Status	Intro 6/10/25; passed House 3/17/26 and referred to Finance/Insur. Com
Stakeholder	MI Chamber supports; Negligence Section opposes.
RPLS	9/10/25, RPLS opposed w/ comments in 9/26 https://www.michbar.org/publicpolicy/ppolicyDB_Detail/PublicPolicyID=2187 .
Karoub	Karoub working to get meeting with Sponsor per 6/2/26 call; Karoub to follow up per discussion on 7/7/26.

c) **Recording Statute (SB 839)**

Substance	Amends recording statute to change recording requirements to mandate that certain documents be recorded in the ROD.
Status	Intro 3/17/26; reported by Committee of Whole favorably w/o amendment; placed on order of 3rd reading
Stakeholder	RODs support.
RPLS	On 4/8/26, Council voted to oppose Bill. On 5/18/26, RPLS provided comment/edits to Karoub to provide to Sponsor because as drafted language is overly broad and ambiguous and revisions are necessary to more accurately align text with stated purpose regarding recording documents (<i>if</i> the document must be recorded), then record in the county where the property is located. RPLS is not against policy goals of Bill but is concerned that Bill as drafted is ambiguous and may create unintended consequences.
Karoub	UPDATE: Caleb met with Sponsor's office and provided RPLS comments/markup. Sponsor will proceed with Bill as drafted and if RPLS remains opposed, it understands. With Tabitha's help, RPLS is trying to schedule meeting with Bill Zaagman (ROD) to discuss.

d) **Mortgage Foreclosure Protection Bills (HB 5152 and 5153)**

Substance	Amends RJA to modify provision related to sale of certain rights for a property on which mortgage is being foreclosed, among other changes. Bills are
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	intended to address scam whereby homeowners in foreclosure are induced to sell their property (apparently through transfer of right of redemption) for substantially less than property's value. Sponsor of 5152 is Brad Paquette
Status	Passed by House 7/2/26; Referred to Senate Committee on Housing & Human Services
Stakeholder	MLTA spearheading opposing and working to slow down and amend; sponsor promised MLTA a revised bill that would include a general notice of rights/warning.
RPLS	12/12/25 – RPLS Council votes to oppose HB 5152 and 5153. D. Pierson met with Rep. Paquette and explained reasons for opposition (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, Pierson suggested exploring a limited mandated notice for <i>residential, owner-occupied property</i> and outlined 2 alternative notice approaches: - o A notice posted <u>with</u> foreclosure notice, fitting existing procedures and avoiding new claims. - o A notice required to be signed <u>as part of a transaction</u>, which raises concerns about impairing legitimate transactions and increasing litigation. Bills have been substantially revised per RPLS comments. Per D. Pierson comment 7/1/26 – primary sticking point is requirement to record Notice of Foreclosure. D. Pierson seeking input from J. Weisserman and S. Lesser. S. Lesser provided very detailed analysis on June 28, 2026, per attached.ⁱⁱ
Karoub	5/5/26 Per Tabitha, Allison from Rep. Andrews's office sent some changes. Per Caleb, on 7/2/26, no expected movement before fall and he will continue to monitor.

e) Kessler Fix Bills (HB 5045 and 5046)

Substance	Amends MSHDA and RJA, respectively to specify what happens if a deed for a foreclosed property is not recorded with ROD within 20 days of property's sale.
Status	Passed by House 6/24/26; Referred in Senate to Com. On Local Government
RPLS	D. Pierson comments on 7/7/26: HB 5045 amends foreclosure provisions of MSHDA statute. HB 5046 amends foreclosure provisions of Revised Judicature Act. To emphasize requirement of recording affidavit with sheriff's deed, Bankers added language to HB 5045. The problem is that Bankers' language incorporates by reference §3240(2) of RJA. Instead, it should incorporate provision in MSHDA statute calling for affidavit -- which states the same requirement for affidavit in a MSHDA foreclosure.
Karoub	Tabitha talking with Bankers who are raising questions and D. Pierson assisting in responding

f) Property Tax Relief Package (HB 5872-HB 5879)

Substance	Per below
Details	House Joint Resolution T – amend §3 of Article IX of <i>State Constitution</i> to provide that, after 1/27, transfer of property would not uncap taxable value. HB 5872 would amend the <i>General Property Tax Act</i> to make complementary changes to reflect HJR T. Taxable value would stay capped after transfer and

	could only be increased under current limitations for untransferred property (no more than 5% or rate of inflation, whichever is less) so long as property continues to be owned and used as a principal residence. HB 5874 – would repeal State Real Estate Transfer Tax Act. Revenue from the tax is currently deposited into School Aid Fund (SAF). Legislature intends to annually appropriate sufficient funds from State General Fund to compensate SAF for loss of revenue from repeal of RTT. HB 5875, HB 5876, HB 5877 – amends Recodified Tax Increment Financing Act, to make complementary changes to reflect proposed repeal of RTT. HB 5878 amends the General Property Tax Act to eliminate MI's personal property tax on items that are not already exempt, beginning with taxes levied after 12/31/26. All otherwise-taxable personal property would become exempt, so long as no other exemption applies. Owners would still need to annually file a personal property statement with 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. HB 5873 repeals State Education Tax Act which imposes 6-mill state education tax on all property not exempt from property taxes under General Property Tax Act and directs revenue to SAF for distribution to school districts for operating purposes. Legislature intends to annually appropriate sufficient funds from State general fund to compensate SAF for loss of revenue from repeal of the state education tax. Bill would take effect 90 days after it is enacted. Bill is tie-barred to HB 5880 (proposes an excise tax on certain services).
Status	Passed House 5/20/26; referred to Senate Com. On Govt. Operations
RPLS	
Karoub	To report on at Annual Meeting

g) Mobile Home Bills (SB 0934 – 0939)

Substance	Amends Mobile Home Commission Act and related statutes for mostly policy issues (Licensing, Fees, Inspections, Enforcement).
Status	Intro 4/29/26; Passed Senate 5/19/26, referred to Com. On Govt. Operations in House
RPLS	SB 0937 may be most relevant to RPLS – (note fine up to \$250,000):

	<u>Senate Bill 937 (S-1)</u> would amend the Mobile Home Commission Act to do the following: -- Require the owner of a park to notify the residents of the park and LARA of the intent to sell or transfer the park and prescribe the process for that notice. -- Require that residents notify the owner within 60 days of their intention to purchase the park. -- Prescribe the process for residents to purchase the park. -- Prescribe the process for residents to bring legal action for damages if an owner did not comply with the notice requirement. -- Prescribe a fine of between \$10,000 and \$250,000 if the owner of a park failed to comply with the requirements for selling the park. -- Prescribe the process for residents to bring legal action for damages if an owner did not comply with the notice requirement. -- Prohibit the owner of a park from accepting an offer for the sale of the park that contained any provision preventing or penalizing the owner for entering into a purchase agreement with a homeowner's association (HOA). -- Allow residents to bring an action against the owner of a park whom the residents believed to be unlicensed and not having a complete application for a license pending with LARA and prescribe penalties if the owner were unlicensed. -- Require residents to give the owner of the park notice of action regarding the belief that the owner did not have a license to own the park. -- Prescribe the process for LARA to remedy a situation in which an owner was found to be unlicensed, including notices, fines, and involvement of the Attorney General for failure to pay any fines. -- Prescribe the process for LARA to put a park into receivership if an owner were found to be unlicensed. It would be helpful to find someone familiar with this area of law to review these bills. Any takers?
Karoub	Package may pass. Bills have been a decade in the making for modernization of Mobile Home laws. Per 7/7/26 call, discussed RPLS standing down on further consideration since this is a compromise package between stakeholders.

h) Eminent Domain/Condemnation Reform Package (HB 5900 of 2026)

Substance	Strengthen position of property owners in condemnation actions by increasing financial consequences for weak or unfair takings and by tightening requirements on condemning authorities.
Details	HB 5900 focuses on attorney fees and costs. Expands and clarifies situations where property owner can recover reasonable attorney fees and litigation expenses in a condemnation case—particularly where condemning authority abandons the taking or fails to prevail on core issues like necessity of acquisition. Practical effect is to shift more financial risk onto agencies that pursue marginal or poorly supported condemnation actions. HB 5901 addresses bad-faith conduct and public-use determinations. Amends Act to provide remedies when condemning authority makes bad-faith offer to acquire property and adjusts BOP related to whether taking is truly for public use. Reinforces requirements that agencies make and document genuine, good-faith written offer of just compensation before proceeding with condemnation, and ties consequences to failures in that process.
Status	Intro 4/28/26 and referred to Committee on Judiciary
RPLS	5/13/26, Jason Long offered to review.
Karoub	Will investigate for us and follow up; Leg-Com to follow up with Karoub.

i) Construction Liens on Manufactured Homes (HB 5542)

Substance	Amends Construction Lien Act to allow lien on manufactured home
Details	“Residential structure” – would specifically include “a mobile home” and “the land on which the residential structure is or will be located.” Because many mobile homes are titled as personal property not real property, applying construction lien laws raises legal and administrative complications. • Mobile homes often sit on rented land in manufactured-housing communities. • Allowing construction lien raises practical problems: – Lien may affect park even if park owner didn’t hire 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 ROD filing. But manufactured homes may be: • Titled through SOS (like vehicles), not county real estate records. • Moved from one location to another, complicating lien enforcement & notice. • Bill but does not specify how lien perfection and enforcement integrate with existing titling systems.
Status	Intro 2/19/26 and referred to Committee on Finance
RPLS	Per Leg-Com recommendation, on 4/8/26 Council voted to oppose Bill as drafted because it does not consider that a mobile home remains personal property unless an affidavit of affixture has been filed with ROD.
Karoub	5/8/26 – Karoub contacted the Bill Sponsor and made them aware of RPLS opposition. Request Karoub Update

4. FYI – Updates Introduced 5/3/26 – 6/01/26

<u>SB 0971 of 2026</u>	Property: land sales; purchase of certain residential homes by investors; regulate. Creates new act.
<u>SB 0985 of 2026</u>	Land use: zoning and growth management; regulating land development for residential use; temporarily restrict. Amends sec. 201 of 2006 PA 110 (MCL 125.3201).
<u>SB 0988 of 2026</u>	Property tax: tax tribunal; number of days to appeal a claim for poverty exemption; modify. Amends sec. 53c of 1893 PA 206 (MCL 211.53c).
<u>SB 0999 of 2026</u>	Property: recording; register of deeds; increase fees and earmark. Amends secs. 2567 & 2567a of 1961 PA 236 (MCL 600.2567 & 600.2567a) & adds sec. 2567b.
<u>HB 5982 of 2026</u>	Public utilities: other; contracts to service data centers; require to be treated as a contested case. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 6bb.
<u>HB 5996 of 2026</u>	Property tax: exemptions; partial exemption for qualified principal residence upon transfer of ownership; provide for. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 7yy. TIE BAR WITH: HB 6005'26

<u>HB 5997 of 2026</u>	Individual income tax: property tax credit; homestead property tax credit; increase, and modify income threshold. Amends secs. 520 & 522 of 1967 PA 281 (MCL 206.520 & 206.522).
<u>HB 5998 of 2026</u>	Property tax: exemptions; exemption for certain remodeling and renovations; provide for. Amends sec. 27 of 1893 PA 206 (MCL 211.27).
<u>HB 5999 of 2026</u>	Property tax: exemptions; poverty exemption; modify. Amends sec. 7u of 1893 PA 206 (MCL 211.7u).
<u>HB 6000 of 2026</u>	Property tax: other; online property tax information; require to be available to the public. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 42b.
<u>HB 6001 of 2026</u>	Property tax: other; online property tax calculator; require the department to provide. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 42c.
<u>HB 6002 of 2026</u>	Property: conveyance of state property; assessment of certain properties before sale; require. Amends sec. 2512e of 1980 PA 299 (MCL 339.2512e).
<u>HB 6003 of 2026</u>	Property tax: other; surcharge for certain properties; provide for. Creates new act. TIE BAR WITH: HB 5996'26, HB 5997'26, HB 5998'26, HB 5999'26, HB 6000'26, HB 6001'26
<u>HB 6004 of 2026</u>	Cities: financing; act regarding prohibited taxes by cities and villages; repeal. Repeals 1964 PA 243 (MCL 141.91).
<u>HB 6005 of 2026</u>	Property tax: Headlee; calculation of Headlee rollback; modify. Amends sec. 34d of 1893 PA 206 (MCL 211.34d). TIE BAR WITH: HB 5996'26
<u>HB 6006 of 2026</u>	Property tax: personal property; retail sales and food processing operations; exempt from personal property tax. Amends sec. 9 of 1893 PA 206 (MCL 211.9).
<u>SB 0960 of 2026</u>	Local government: other; process to vacate certain deed restrictions; provide for. Creates new act.

Passed by Chamber:

<u>SB 0934 of 2026</u>	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
<u>SB 0935 of 2026</u>	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
<u>SB 0936 of 2026</u>	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

<u>SB 0937 of 2026</u>	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
<u>SB 0938 of 2026</u>	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
<u>SB 0939 of 2026</u>	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
<u>HB 5872 of 2026</u>	Property tax: assessments; taxable value of transferred property; modify. Amends sec. 27a of 1893 PA 206 (MCL 211.27a).
<u>HB 5873 of 2026</u>	Property tax: state education tax; state education tax; eliminate. Repeals 1993 PA 331 (MCL 211.901 - 211.906). TIE BAR WITH: HB 5880'26
<u>HB 5874 of 2026</u>	Taxation: state real estate transfer; state real estate transfer tax; repeal. Repeals 1993 PA 330 (MCL 207.521 - 207.537).
<u>HB 5875 of 2026</u>	Economic development: downtown development authorities; exemption from real estate transfer taxes; modify to reflect repeal of the state real estate transfer tax act. Amends sec. 228a of 2018 PA 57 (MCL 125.4228a). TIE BAR WITH: HB 5880'26, HB 5874'26
<u>HB 5876 of 2026</u>	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
<u>HB 5877 of 2026</u>	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
<u>HB 5878 of 2026</u>	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
<u>HB 5879 of 2026</u>	Public utilities: rates; reduction of residential rates in correlation to personal property tax savings; require. Amends sec. 6a of 1939 PA 3 (MCL 460.6a). TIE BAR WITH: HB 5880'26

5. FYI – Updates Introduced 6/2/2026 to 6/30/2026

<u>SB 1018 of 2026</u>	Businesses: other; moratorium on certain approvals for and operation of any new data centers; provide for. Creates new act. TIE BAR WITH: SB 1019'26
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<u>SB 1019 of 2026</u>	Businesses: other; Michigan zoning enabling act; make subject to the data center regulation act. Amends sec. 205 of 2006 PA 110 (MCL 125.3205). TIE BAR WITH: SB 1018'26
<u>SB 1020 of 2026</u>	Public utilities: public service commission; moratorium on approvals by the Michigan public service commission of any new enterprise data centers; provide for. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10ii.
<u>SB 1023 of 2026</u>	State agencies (existing): boards and commissions; authority granted to the state boundary commission; enhance. Amends sec. 11a of 1968 PA 191 (MCL 123.1011a). TIE BAR WITH: SB 1024'26, SB 1025'26
<u>SB 1024 of 2026</u>	Villages: annexation; procedures to approve annexation petition; revise. Amends secs. 6 & 6a, ch XIV of 1895 PA 3 (MCL 74.6 & 74.6a) & adds sec. 6b to ch. XIV. TIE BAR WITH: SB 1025'26
<u>SB 1025 of 2026</u>	Villages: home rule; procedures to approve annexation petition; revise. Amends secs. 2, 3 & 5 of 1909 PA 278 (MCL 78.2 et seq.); adds sec. 2b & repeals sec. 5a of 1909 PA 278 (MCL 78.5a). TIE BAR WITH: SB 1024'26
<u>SB 1026 of 2026</u>	Financial institutions: credit unions; requirements for use of assumed names by credit unions; modify. Amends sec. 304 of 2003 PA 215 (MCL 490.304).
<u>SB 1027 of 2026</u>	Financial institutions: credit unions; requirements for amending the bylaws of credit unions; modify. Amends sec. 303 of 2003 PA 215 (MCL 490.303).
<u>SB 1028 of 2026</u>	Financial institutions: credit unions; minimum voting age of members; allow credit unions to set. Amends sec. 351 of 2003 PA 215 (MCL 490.351).
<u>SB 1029 of 2026</u>	Financial institutions: credit unions; notice requirements for certain closures by credit unions; modify. Amends sec. 221 of 2003 PA 215 (MCL 490.221).
<u>SB 1030 of 2026</u>	Financial institutions: credit unions; notices to credit union members of certain mergers; modify requirements for. Amends sec. 371 of 2003 PA 215 (MCL 490.371).
<u>SB 1031 of 2026</u>	Public utilities: rates; use of actual cost for setting utility rates; require. Amends sec. 6a of 1939 PA 3 (MCL 460.6a).
<u>SB 1039 of 2026</u>	Property tax: state education tax; state education tax; repeal. Repeals 1993 PA 331 (MCL 211.901 - 211.906).
<u>SB 1041 of 2026</u>	Housing: public accommodations; excessively increased pricing in hotel and lodging industry during a declared state of emergency; prohibit. Creates new act. TIE BAR WITH: SB 1042'26, SB 1043'26
<u>SB 1044 of 2026</u>	Individual income tax: property tax credit; definition of homestead; modify. Amends sec. 508 of 1967 PA 281 (MCL 206.508).
<u>SB 1045 of 2026</u>	Individual income tax: property tax credit; owner and eligibility of a homestead placed in certain trusts; clarify. Amends sec. 510 of 1967 PA 281 (MCL 206.510).

<u>SB 1046 of 2026</u>	Water supply: conservation; permit for water used for consumptive use purposes; provide for. Amends secs. 32705, 32708a, 32713 & 32723 of 1994 PA 451 (MCL 324.32705 et seq.) & adds sec. 32723a.
<u>SB 1047 of 2026</u>	Public utilities: rates; separate rate class for large-load customers; require. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10ii.
<u>SB 1048 of 2026</u>	Public utilities: electric utilities; project labor agreements and prevailing wage and fringe benefit rates; require for certain data center contracts. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10ii.
<u>SB 1050 of 2026</u>	Businesses: other; community benefit agreements; require certain data centers to be subject to. Creates new act.
<u>SB 1051 of 2026</u>	Businesses: other; Michigan zoning enabling act; make subject to the data center community benefit act. Amends sec. 205 of 2006 PA 110 (MCL 125.3205). TIE BAR WITH: SB 1050'26
<u>SB 1053 of 2026</u>	Economic development: neighborhood enterprise zones; allowable percentage of neighborhood enterprise zones; modify. Amends sec. 3 of 1992 PA 147 (MCL 207.773).
<u>SB 1079 of 2026</u>	Drains: other; notice of drain project costs; require to be sent to each property owner in the drainage district. Amends sec. 154 of 1956 PA 40 (MCL 280.154).
<u>SB 1080 of 2026</u>	Drains: other; certain objections to proposed drain projects; allow. Amends sec. 154 of 1956 PA 40 (MCL 280.154).
<u>SB 1081 of 2026</u>	Drains: financing; interest charged for drain projects; limit. Amends sec. 278 of 1956 PA 40 (MCL 280.278).
<u>SB 1082 of 2026</u>	Property: land sales; seller disclosure statement; require to include upcoming municipal assessments or fees. Amends sec. 7 of 1993 PA 92 (MCL 565.957).
<u>HB 6026 of 2026</u>	Housing: other; short-term rental registry and database; establish. Creates new act. TIE BAR WITH: HB 6027'26
<u>HB 6027 of 2026</u>	Land use: zoning and growth management; short-term rentals; clarify prohibition on total ban of. Amends sec. 207 of 2006 PA 110 (MCL 125.3207). TIE BAR WITH: HB 6026'26
<u>HB 6038 of 2026</u>	Environmental protection: permits; deadline for the department to require changes to an application for certain permits; provide. Amends sec. 30306 of 1994 PA 451 (MCL 324.30306).
<u>HB 6040 of 2026</u>	Natural resources: hunting; hunting accessibility zones and events; provide for. Amends sec. 43523a of 1994 PA 451 (MCL 324.43523a) & adds sec. 43540f.

<u>HB 6041 of 2026</u>	Energy: alternative sources; community solar facilities; provide for establishment of. Amends 2008 PA 295 (MCL 460.1001 - 460.1232) by adding pt. 7a.
<u>HB 6045 of 2026</u>	Highways: other; abandonment of certain roads; modify. Amends sec. 18 of 1909 PA 283 (MCL 224.18).
<u>HB 6046 of 2026</u>	Highways: other; recovery of land or public ground; modify. Amends sec. 5821 of 1961 PA 236 (MCL 600.5821).
<u>HB 6066 of 2026</u>	Environmental protection: sewage; onsite wastewater treatment systems; regulate, and provide for assessments and evaluations. Amends secs. 12751, 12752, 12757 & 12771 of 1978 PA 368 (MCL 333.12751 et. seq.) & adds pt. 128.
<u>HB 6074 of 2026</u>	Property: land sales; purchase of residential property by certain businesses; prohibit. Creates new act.
<u>HB 6083 of 2026</u>	Land use: zoning and growth management; non-fire rated windows on accessory dwelling units; prohibit local governments from restricting. Amends 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 205c.
<u>HB 6085 of 2026</u>	Land use: zoning and growth management; accessory dwelling units; allow to connect to the sewer connection servicing the primary dwelling unit. Amends 2006 PA 110 (MCL 125.3101 - 125.3702) by adding sec. 205e.
<u>HB 6086 of 2026</u>	Housing: landlord and tenants; purchase of rental property by tenants; provide for. Creates new act.
<u>HB 6087 of 2026</u>	Housing: landlord and tenants; certain relocation assistance for tenants in hazardous or dangerous buildings; provide for. Amends 1917 PA 167 (MCL 125.401 - 125.543) by adding sec. 130a.
<u>HB 6088 of 2026</u>	Labor: collective bargaining; tenants right to organize; provide for. Creates new act.
<u>HB 6089 of 2026</u>	Housing: landlord and tenants; requirements for notice of rent increases; provide for. Amends sec. 4 of 1978 PA 454 (MCL 554.634).
<u>HB 6102 of 2026</u>	Trade: business practices; excessively increased pricing for certain goods and services during a declared state of emergency; prohibit. Creates new act. TIE BAR WITH: HB 6103'26, HB 6104'26

<u>HB 6103 of 2026</u>	Housing: public accommodations; excessively increased pricing in hotel and lodging industry during a declared state of emergency; prohibit. Creates new act. TIE BAR WITH: HB 6102'26, HB 6104'26
<u>HB 6104 of 2026</u>	Trade: business practices; excessively increased pricing for energy products and services during a market disruption; prohibit. Creates new act. TIE BAR WITH: HB 6102'26, HB 6103'26
<u>HB 6135 of 2026</u>	Public utilities: rates; large load commercial rates for data centers; establish. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10ii. TIE BAR WITH: HB 6140'26, HB 6141'26, HB 6137'26, HB 6138'26, HB 6142'26, HB 6139'26
<u>HB 6136 of 2026</u>	Businesses: other; Michigan zoning enabling act; make subject to the data center community benefit agreement act. Amends sec. 205 of 2006 PA 110 (MCL 125.3205). TIE BAR WITH: HB 6137'26
<u>HB 6137 of 2026</u>	Businesses: other; community benefit agreements; require certain data centers to be subject to. Creates new act. TIE BAR WITH: HB 6135'26, HB 6136'26, HB 6140'26, HB 6141'26, HB 6138'26, HB 6142'26, HB 6139'26
<u>HB 6138 of 2026</u>	Businesses: other; data center water usage requirements; provide for. Creates new act. TIE BAR WITH: HB 6135'26, HB 6140'26, HB 6141'26, HB 6137'26, HB 6142'26, HB 6139'26
<u>HB 6139 of 2026</u>	Construction: permits; acoustic engineering report for data center; require to receive building permit. Amends 1972 PA 230 (MCL 125.1501 - 125.1531) by adding sec. 10a. TIE BAR WITH: HB 6135'26, HB 6140'26, HB 6141'26, HB 6137'26, HB 6138'26, HB 6142'26
<u>HB 6140 of 2026</u>	Public employees and officers: other; nondisclosure agreements related to the construction of data centers; prohibit. Creates new act. TIE BAR WITH: HB 6135'26, HB 6141'26, HB 6137'26, HB 6138'26, HB 6142'26, HB 6139'26
<u>HB 6141 of 2026</u>	Public utilities: electric utilities; project labor agreements; require for certain data center contracts. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10kk. TIE BAR WITH: HB 6135'26, HB 6140'26, HB 6137'26, HB 6138'26, HB 6142'26, HB 6139'26
<u>HB 6142 of 2026</u>	Businesses: other; requirements for data center decommissioning, dismantling, and remediation; provide for. Amends 1939 PA 3 (MCL 460.1 - 460.11) by adding sec. 10jj. TIE BAR WITH: HB 6135'26, HB 6140'26, HB 6141'26, HB 6137'26, HB 6138'26, HB 6139'26

Passed by Chamber 6/2/2026 to 6/30/2026

<u>SB 0278 of 2025</u>	Housing: other; housing and community development fund; modify. Amends secs. 58, 58b & 58c of 1966 PA 346 (MCL 125.1458 et seq.).
<u>HB 4539 of 2025</u>	Housing: other; housing and community development fund; modify. Amends secs. 58 & 58b of 1966 PA 346 (MCL 125.1458 & 125.1458b). TIE BAR WITH: HB 4540'25

<u>HB 4540 of 2025</u>	Housing: other; housing and community development fund; modify. Amends sec. 58c of 1966 PA 346 (MCL 125.1458c). TIE BAR WITH: HB 4539'25
<u>HB 5045 of 2025</u>	Housing: other; redemption of premises; modify. Amends secs. 48g & 48i of 1966 PA 346 (MCL 125.1448g & 125.1448i).
<u>HB 5046 of 2025</u>	Civil procedure: foreclosure; recording of deed; modify. Amends secs. 3232 & 3240 of 1961 PA 236 (MCL 600.3232 & 600.3240).
<u>SB 0839 of 2026</u>	Property: recording; recording requirements; modify. Amends sec. 1 of 1937 PA 103 (MCL 565.201).
<u>SB 0898 of 2026</u>	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.
<u>SB 0899 of 2026</u>	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
<u>SB 1041 of 2026</u>	Housing: public accommodations; excessively increased pricing in hotel and lodging industry during a declared state of emergency; prohibit. Creates new act. TIE BAR WITH: SB 1042'26, SB 1043'26
<u>HB 5501 of 2026</u>	Natural resources: wetlands; replacement or relocation of wetlands within a development project; allow. Amends sec. 30311d of 1994 PA 451 (MCL 324.30311d).
<u>HB 5502 of 2026</u>	Natural resources: wetlands; regulation of wetlands; modify. Amend sec. 30305 of 1994 PA 451 (MCL 324.30305).
<u>HB 5557 of 2026</u>	Environmental protection: air pollution; calculation of emission profile data; modify. Amends sec. 5503 of 1994 PA 451 (MCL 324.5503).
<u>HB 5570 of 2026</u>	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.
<u>HB 5571 of 2026</u>	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

<u>HB 5707 of 2026</u>	Environmental protection: permits; exemption to permitting requirements for construction of certain residential ponds; provide for. Amends secs. 30103 & 30305 of 1994 PA 451 (MCL 324.30103 & 324.30305).
<u>HB 5872 of 2026</u>	Property tax: assessments; taxable value of transferred property; modify. Amends sec. 27a of 1893 PA 206 (MCL 211.27a).
<u>HB 5873 of 2026</u>	Property tax: state education tax; state education tax; eliminate. Repeals 1993 PA 331 (MCL 211.901 - 211.906). TIE BAR WITH: HB 5880'26
<u>HB 5874 of 2026</u>	Taxation: state real estate transfer; state real estate transfer tax; repeal. Repeals 1993 PA 330 (MCL 207.521 - 207.537).
<u>HB 5875 of 2026</u>	Economic development: downtown development authorities; exemption from real estate transfer taxes; modify to reflect repeal of the state real estate transfer tax act. Amends sec. 228a of 2018 PA 57 (MCL 125.4228a). TIE BAR WITH: HB 5880'26, HB 5874'26
<u>HB 5876 of 2026</u>	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
<u>HB 5877 of 2026</u>	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
<u>HB 5878 of 2026</u>	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

ⁱ **Re LL/T Bills**, see attached summary

ⁱⁱ **Re Mortgage Foreclosure Protection Bill Analysis**, see email, S. Lesser to D. Pierson, 6-28-26.