"Housing Homestretch" Policy Priorities for 2024 Lame Duck Session



These bills remove discriminatory barriers to attaining rental housing, and support renters to stay in the housing they have. Of the dozens of tenants rights bills introduced this session, these nine have been selected because they would provide immediate relief to Michigan renters who need it, and because they are ready to move through the legislature this year.

Speaker Tate, Leader Brinks, & Governor Whitmer: Pass and sign these bills before December 31!

Source of Income Protection (HB 4062-3, SB 205-7). Prevents discrimination based on a potential tenants' source of income. Landlords may not deny a lease because they don't want to accept a housing voucher, social security, veterans benefits, disability benefits, or any other legal form of income.

Fair Chance Access to Housing (HB 4878). Right now, any crime from a tenants' entire lifetime may be used to disqualify them for a lease. This practice increases homelessness and recidivism, and punishes returning citizens who have already served their time. This bill limits discrimination against prospective tenants based on criminal history.

Tenant Empowerment Package (SB 900-903). Strengthens tenants' right to form unions and organize without interference or retaliation from landlords. Also allows for tenants to make their own repairs and deduct the cost from rent, when landlords fail to complete essential repairs in a timely manner.

Eviction Expungement (SB 801). Expunges records of eviction proceedings 2 years after a judgment for possession entered in summary proceedings becomes final. Prohibits a past eviction from becoming a permanent barrier to signing a lease in the future.

Manufactured Housing Reform (HB 5157-63, SB 486-492). Modernizes Michigan's mobile home park law, which has not been updated since 1987. Many parks are unlicensed or the owners are unknown. Severe rent hikes, utility shut offs and price gouging are common. Establishes licensing requirements and a public database of park owners, limits on rental price hikes, and tightens water and safety regulations.

Rental Junk Fee Regulation (SB 661). Prohibits unreasonable fees including application fees, late fees, convenience fees, lease extension fees, and utility surcharge fees.

Tenants' Right to Counsel (HB 5237-8). Provides income-eligible tenants with a court-appointed attorney in tenant-landlord court. At present, tenants in Michigan are not entitled to legal representation in tenant-landlord court, including eviction proceedings. Only 5% of tenants have representation vs 83% of landlords. Legal representation decreases unlawful evictions and helps tenants stay in their homes.

Rental Application Reform (HB 5605). Makes the rental application process more streamlined and transparent. Allows for a reusable tenant screening report, caps application fees, requires landlords to provide transparent and up-to-date information about unit availability, cost, specs, waitlist, and screening criteria, and requires a yes-or-no decision on any rental application within 14 days.

Good Cause Eviction (HB 5756). This bill strengthens housing security for renters by establishing a presumption that tenants may renew their lease when the current lease expires. Landlords may not deny tenants in good standing the right to renew their lease, or hike rents steeply to push people out.

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