

## Summary of rental housing bills in Michigan [Legislature](#) (as of March 13, 2024)

**SB 205-207/HB 4062-4063** – prohibits discrimination in rental housing based on source of income (passed Senate, with exemption for landlords who own less than 5 units)

**SB 293** – adds “middle income” to low-income as category eligible for use of MI Housing & Community Development Fund (passed Senate)

**SB 486-490/HB 5157-5160** – mobile home park package (strengthens licensing and abandoned MH title processes). (There’s a competing “industry” package, HB 4886-4889)

**SB 661** – limits fees beyond rent (“junk fees” bill)

**HB 4878** – fair chance (limits landlord consideration of applicant criminal history) (see also, **HB 4948**– prohibits landlords from requiring disclosure of some juvenile records)

**HB 4947** – repeals preemption on local governments enacted rent control ordinances

**HB 4919** – establishes homeless bill of rights

**HB 5386** – permits home buyers to evict sellers who remain in house beyond agreed time

Bills that haven’t been introduced but are expected to be soon include one that would manage the rental applications process.

### “Tenants’ Bill of Rights” package ([HB 5235-5240](#)) in the Michigan House of Representatives (plus a few other pending rental housing bills)

**HB 5235 (B Carter)** – requires landlords to accept and screen rental applications and offer units on a first-come first-served basis. (see also, **HB 4818** – prohibits using credit score as deciding factor for application and **HB 4891** – partial app fee refund if app denied)

**HB 5236 (Rheingans)** – requires SCAO to create form about tenant rights and legal resources

**HB 5237 (Dievendorf)** establishes tenant right to counsel (including, under substitute bill, in matters beyond district court eviction cases) under a MSHDA administered program.

**HB 5238 (Wilson)** – permits expungement of eviction case records under certain circumstances, incl 3+years old, interests of justice, extenuating circumstances, judgment not entered, in tenant’s favors, compliance with by tenant, and foreclosure. It’s expected that a more comprehensive bill will be introduced in the Senate (and could be a House substitute)

**HB 5239 (Hood)** - landlord must pay relocation assistance (= to 3 month’s rent) to tenant where building department determines that due to landlord action/omission health-safety hazard/dangerous building, or that unit must be vacated.

**HB 5240 (Edwards)** - landlord must give tenants/tenant association opportunity to purchase rental property before it sells (offers to) the property