

Legislative Analysis



LANDLORD-TENANT LAW TECHNICAL AMENDMENT

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House Bill 5030

Sponsor: Rep. Glenn Steil, Jr.

Committee: Local Government and Urban Policy

Complete to 9-1-05

A SUMMARY OF HOUSE BILL 5030 AS INTRODUCED 6-30-05

House Bill 5030 would amend Public Act 348 of 1972 concerning landlord tenant rental agreements to provide for a technical amendment that describes the protocol that tenants must follow when they notify landlords that they have terminated occupancy.

Currently under the law, a tenant must notify a landlord, in writing, at the address given under Section 4 within four days after termination of his or her occupancy, of a forwarding mailing address at which communications may be received. Failure to comply with this requirement relieves the landlord of the requirement of notice of damages, but does not prejudice a tenant's subsequent claim for the security deposit. The reference in the law to Section 4 is incorrect, since Section 4 concerns the disposition of and bonds for security deposits. To correct the error, House Bill 5030 would change the reference in the law to Section 3. That section concerns the notice of the security deposit, notice of the tenant's forwarding address, and the effect of noncompliance.

MCL 554.611

FISCAL IMPACT:

There is no fiscal impact on the State of Michigan or its local units of government.

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