

SUBSTITUTE FOR
HOUSE BILL NO. 5532

A bill to amend 1978 PA 454, entitled
"Truth in renting act,"
(MCL 554.631 to 554.641) by adding section 10a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 SEC. 10A. (1) A RENTAL AGREEMENT SHALL CONTAIN A PROVISION
2 THAT A LANDLORD SHALL NOTIFY A TENANT OF ANY FORECLOSURE ACTIONS
3 BEING TAKEN AGAINST THE PROPERTY AT LEAST 30 DAYS BEFORE THE
4 PROPERTY IS FORECLOSED ON. THE PROVISION SHALL ALSO PROVIDE THAT
5 THE LANDLORD SHALL NOTIFY THE TENANT IN WRITING WITHIN 10 DAYS OF
6 BECOMING 90 DAYS BEHIND IN HIS OR HER PAYMENTS TO THE MORTGAGEE IF
7 THE LANDLORD IS 90 DAYS OR MORE BEHIND IN HIS OR HER PAYMENTS TO
8 THE MORTGAGEE. NOTHING IN THIS SECTION SHALL ALLOW THE TENANT TO
9 WITHHOLD HIS OR HER RENTAL OBLIGATION BECAUSE OF RECEIPT OF THE
10 REQUIRED NOTICE.

1 (2) THIS SECTION ONLY APPLIES TO RENTAL AGREEMENTS ENTERED
2 INTO ON AND AFTER THE EFFECTIVE DATE OF THE AMENDATORY ACT THAT
3 ADDED THIS SECTION.