

**HOUSE SUBSTITUTE FOR
SENATE BILL NO. 205**

A bill to amend 1972 PA 348, entitled
"An act to regulate relationships between landlords and tenants
relative to rental agreements for rental units; to regulate the
payment, repayment, use and investment of security deposits; to
provide for commencement and termination inventories of rental
units; to provide for termination arrangements relative to rental
units; to provide for legal remedies; and to provide penalties,"
(MCL 554.601 to 554.616) by adding section 1c.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 **Sec. 1c. (1) A landlord shall not, based on the source of**
2 **income of an otherwise eligible prospective or current tenant, do**
3 **any of the following:**

4 **(a) Deny or terminate a tenancy to the prospective or current**
5 **tenant.**

1 (b) Make any distinction, discrimination, or restriction
2 against the prospective or current tenant in the price, terms,
3 conditions, fees, or privileges relating to the rental, lease, or
4 occupancy of a rental unit or in the furnishing of any facilities
5 or services in connection with the rental, lease, or occupancy of
6 the rental unit.

7 (c) Otherwise make unavailable or deny any rental unit to the
8 prospective or current tenant if the prospective or current tenant
9 would be eligible to rent the rental unit but for the individual's
10 source of income.

11 (d) Represent to the prospective tenant that a rental unit is
12 not available for inspection, rental, or lease when in fact it is
13 so available, or knowingly fail to bring a rental listing to the
14 prospective tenant's attention, or refuse to permit the prospective
15 tenant to inspect a rental unit.

16 (e) Make any distinction, discrimination, or restriction
17 against the prospective or current tenant in the price, terms,
18 conditions, fees, or privileges relating to the rental, lease, or
19 occupancy of any rental unit on the basis of the prospective or
20 current tenant's use of emergency rental assistance.

21 (f) If the landlord requires a prospective or current tenant
22 to have a certain threshold level of income, exclude any source of
23 income in the form of a rent voucher or subsidy when calculating
24 whether the income criteria have been met. This subdivision does
25 not apply to emergency rental assistance.

26 (g) Attempt to discourage the rental or lease of any rental
27 unit to the prospective or current tenant.

28 (h) Publish, circulate, display, or cause to be published,
29 circulated, or displayed any communication, notice, advertisement,

1 or sign of any kind relating to the rental or lease of any rental
2 unit that indicates a preference, limitation, or requirement based
3 on any source of income.

4 (i) Assist, induce, incite, or coerce another person to commit
5 an act or engage in a practice that violates this subsection.

6 (j) Coerce, intimidate, threaten, or interfere with any person
7 in the exercise or enjoyment of, or on account of the person having
8 exercised or enjoyed or having aided or encouraged any other person
9 in the exercise or enjoyment of, any right granted or protected
10 under this subsection.

11 (2) This section does not apply to a person if the person,
12 including all related entities to that person, is a landlord of
13 fewer than 5 rental units in this state. As used in this
14 subsection:

15 (a) "Person" means an individual, partnership, corporation,
16 association, limited liability company, or any other legal entity.

17 (b) "Related entity" means a person that, directly or
18 indirectly, controls, is controlled by, or is under common control
19 with another person.

20 Enacting section 1. This amendatory act does not take effect
21 unless all of the following bills of the 102nd Legislature are
22 enacted into law:

23 (a) Senate Bill No. 206.

24 (b) House Bill No. 4062.