

HOUSE BILL No. 4024

January 22, 2009, Introduced by Rep. Hammel and referred to the Committee on Intergovernmental and Regional Affairs.

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,"

by amending section 8 (MCL 554.608).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 8. (1) The landlord shall make use of inventory
2 checklists both at the commencement and termination of occupancy
3 for each rental unit which detail the condition of the rental unit
4 for which a security deposit is required.

5 (2) At the commencement of the lease, the landlord shall
6 furnish the tenant 2 blank copies of a commencement inventory
7 checklist, which form shall be identical to the form used for the
8 termination inventory checklist. The checklist shall include all

1 items in the rental unit owned by the landlord including, but not
2 limited to, carpeting, draperies, appliances, windows, furniture,
3 walls, closets, shelves, paint, doors, plumbing fixtures and
4 electrical fixtures.

5 (3) Unless the landlord and tenant agree to complete their
6 inventory checklist within a shorter period, the tenant shall
7 review the checklist, note the condition of the property and return
8 1 copy of the checklist to the landlord within 7 days after
9 receiving possession of the premises.

10 (4) The checklist shall contain the following notice in 12
11 point boldface type at the top of the first page: "You should
12 complete this checklist, noting the condition of the rental
13 property, and return it to the landlord within 7 days after
14 obtaining possession of the rental unit. You are also entitled to
15 request and receive a copy of the last termination inventory
16 checklist which shows what claims were chargeable to the last prior
17 tenants."

18 (5) At the termination of the occupancy, the landlord shall
19 complete a termination inventory checklist listing all the damages
20 he claims were caused by the tenant. **THE LANDLORD SHALL PROVIDE THE**
21 **TENANT WITH AN OPPORTUNITY TO BE PRESENT DURING THE INSPECTION THAT**
22 **PRODUCES THE TERMINATION INVENTORY CHECKLIST AND SHALL GIVE THE**
23 **TENANT AT LEAST 10 DAYS' WRITTEN NOTICE BEFORE CONDUCTING THE**
24 **INSPECTION. THE TENANT SHALL NOTIFY THE LANDLORD UNDER SECTION 3 OF**
25 **A FORWARDING ADDRESS WHERE THE LANDLORD CAN SEND THE WRITTEN**
26 **NOTICE. IF THE TENANT FAILS TO PROVIDE A FORWARDING ADDRESS, THE**
27 **LANDLORD IS RELIEVED OF THE OBLIGATION TO PROVIDE WRITTEN NOTICE**

1 AND MAY CONDUCT THE INSPECTION WITHOUT THE TENANT BEING NOTIFIED.