

HOUSE BILL NO. 4183

February 09, 2021, Introduced by Reps. O'Neal, Beson, Stone, Garza, Cavanagh, Koleszar, Yancey, Breen, Aiyash, Morse and Rabhi and referred to the Committee on Regulatory Reform.

A bill to amend 1917 PA 167, entitled
"Housing law of Michigan,"
by amending section 132 (MCL 125.532), as amended by 2000 PA 479.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 132. (1) If, ~~upon~~**on** inspection, the premises or any part
2 of the premises are found to be in violation of any provision of
3 this act, the enforcing agency shall record the violation in the
4 registry of owners and premises.

5 (2) The owner ~~, and, in the enforcing agency's discretion, the~~

1 occupant, shall be notified in writing of the violation. The notice
2 shall ~~shall~~ **must** state the date of the inspection, the name of the
3 inspector, the nature of the violation, and the time within which
4 the correction shall ~~shall~~ **must** be completed. **An owner that is notified**
5 **of a violation of any provision of this act shall, within 48 hours**
6 **of the receipt of a notice under this subsection, notify each**
7 **occupant of the premises of the violation in a manner reasonably**
8 **calculated to give actual notice of the violation, including, but**
9 **not limited to, any of the following:**

10 (a) By sending a copy of the notice to each occupant by
11 certified or registered mail.

12 (b) By sending a scanned copy of the notice to each occupant
13 by electronic mail. For purposes of this subdivision, the owner
14 must ensure that the notice is sent to an electronic mail address
15 that each occupant provided to the owner or previously used to
16 communicate with the owner.

17 (c) By personal delivery of the notice to each occupant,
18 signed by the occupant receiving the notice and the owner, and of
19 which the occupant and the owner retains a copy or image.

20 (d) By posting a copy of the notice in a common area at the
21 premises. The notice must remain posted at that common area until
22 the violation identified in the notice is corrected. As used in
23 this subdivision, "common area" means a portion of a building that
24 is generally accessible to all occupants of the building. Common
25 area includes, but is not limited to, a community center, a
26 communal laundry room, a mailroom, a public hall, a recreational
27 room, or a stair hall.

28 (3) If an inspector determines that a violation constitutes a
29 hazard to the occupant's health or safety, under circumstances

1 where the premises cannot be vacated, the enforcing agency shall
2 order the violation corrected within the shortest reasonable time.
3 The owner shall notify the enforcing agency of having begun
4 compliance within 3 days. All other violations ~~shall~~**must** be
5 corrected within a reasonable time.

6 (4) The enforcing agency shall reinspect after a reasonable
7 time to ascertain whether the violation has been corrected.

8 (5) If an inspector determines that a violation constitutes a
9 hazard to the health or safety of the occupants, the enforcing
10 agency shall notify the family independence agency within 48 hours.
11 The notice ~~shall~~**must** state the date of the inspection, the name of
12 the inspector, the nature of the violation, and the time within
13 which the correction ~~shall~~**must** be completed. The family
14 independence agency shall check the address of the premises against
15 the list of rent-vendored family independence program recipients.