

HOUSE BILL No. 5678

February 19, 2002, Introduced by Rep. DeWeese and referred to the Committee on Land Use and Environment.

A bill to amend 1917 PA 167, entitled "Housing law of Michigan," by amending section 134 (MCL 125.534).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 134. (1) If the owner or occupant fails to comply with
2 the order contained in the notice of violation, the enforcing
3 agency may bring an action to enforce ~~the provisions of~~ this
4 act and to abate or enjoin the violation.

5 (2) An owner or occupant of the premises upon which ~~any~~ A
6 violation exists may bring an action to enforce ~~the provisions~~
7 ~~of~~ this act in his OR HER own name. Upon application by the
8 enforcing agency, or upon motion of the party filing the com-
9 plaint, the local enforcing agency may be substituted for, or
10 joined with, the complainant in the discretion of the court.

1 (3) ~~When~~ IF the violation is uncorrected and creates an
2 imminent danger to the health and safety of the occupants of the
3 premises, or if there are ~~not any~~ NO occupants and the viola-
4 tion creates ~~in~~ AN imminent danger to the health and safety of
5 the public, the enforcing agency shall file a motion for a pre-
6 liminary injunction or other temporary relief appropriate to
7 remove the danger during the pendency of the action.

8 (4) Owners and lienholders of record or ~~who are found~~
9 OWNERS AND LIENHOLDERS ASCERTAINED by the complainant ~~upon~~ WITH
10 the exercise of reasonable diligence shall be served with a copy
11 of the complaint and a summons. The complainant shall also file
12 a notice of the pendency of the action ~~in the office of the~~
13 WITH THE APPROPRIATE COUNTY register of deeds ~~for the county in~~
14 ~~which~~ OFFICE WHERE the premises are located.

15 (5) The court ~~, having obtained~~ OF jurisdiction ~~,~~ shall
16 make ~~such~~ orders and determinations ~~as are~~ consistent with
17 the objectives of this act. The court may enjoin the maintenance
18 of ~~any~~ unsafe, unhealthy, or unsanitary ~~condition~~ CONDITIONS,
19 or ~~any~~ violations of this act, and may order the defendant to
20 make repairs or corrections necessary to abate the conditions.
21 The court may authorize the enforcing agency to ~~make repairs~~
22 REPAIR or to remove the BUILDING OR structure. ~~When~~ IF an
23 occupant is not the cause of ~~any~~ AN unsafe, unhealthy, or
24 unsanitary condition, or ~~any~~ A violation of this act, and is
25 the complainant, the court may authorize the occupant to correct
26 the violation and deduct the cost ~~thereof~~ from the rent upon
27 ~~such~~ terms ~~as~~ the court determines ~~to be~~ just. ~~Whenever~~

1 IF the court ~~shall find~~ FINDS that the occupant is the cause of
 2 ~~any~~ AN unsafe, unhealthy, or unsanitary condition, or ~~any~~ A
 3 violation of this act, then the court may authorize the owner to
 4 correct the violation and assess the cost ~~thereof~~ against the
 5 occupant or ~~his~~ THE OCCUPANT'S security deposit.

6 (6) ~~No~~ A building OR STRUCTURE shall NOT be removed unless
 7 the cost of repair of the building OR STRUCTURE will be greater
 8 than the state equalized value of the building OR STRUCTURE
 9 EXCEPT IN URBAN CORE CITIES THAT HAVE ADOPTED STRICTER STANDARDS
 10 TO EXPEDITE THE REHABILITATION OR REMOVAL OF A BOARDED OR ABAN-
 11 DONED BUILDING OR STRUCTURE THAT REMAINS EITHER VACANT OR
 12 BOARDED, OR BOTH, AND A SIGNIFICANT ATTEMPT HAS NOT BEEN MADE TO
 13 REHABILITATE THE BUILDING OR STRUCTURE FOR A PERIOD OF 24 CONSEC-
 14 UTIVE MONTHS.

15 (7) ~~When~~ IF the ~~expenses~~ EXPENSE of repair or removal
 16 ~~are~~ IS not ~~otherwise~~ provided for, the court may enter an
 17 order approving the ~~expenses~~ EXPENSE and ~~providing that there~~
 18 ~~shall be~~ PLACING a lien on the real property for the payment
 19 ~~thereof~~ OF THE EXPENSE. The order may establish AND PROVIDE
 20 FOR the priority of the lien ~~and may provide that it shall be a~~
 21 ~~lien~~ AS A senior ~~to all other liens~~ LIEN, except ~~taxes and~~
 22 ~~assessments;~~ AS TO TAX AND ASSESSMENT LIENS, AND except ~~that~~
 23 AS TO a RECORDED mortgage of ~~record having a recording date~~
 24 FIRST PRIORITY, RECORDED prior to all other liens of record
 25 ~~shall retain its first priority~~ if, at the time of recording of
 26 that mortgage or at ~~any~~ A time subsequent, ~~thereto,~~ a
 27 certificate of compliance as provided for in this ~~article~~ ACT

1 is in effect on the subject property. The order may also specify
2 the time and manner for foreclosure of the lien if THE LIEN IS
3 not satisfied. A true copy of the order shall be filed ~~in the~~
4 ~~office of~~ WITH the APPROPRIATE COUNTY register of deeds ~~for the~~
5 ~~county~~ OFFICE where the real property is located within 10 days
6 after entry ~~thereof in~~ OF THE order to perfect the lien granted
7 in the order.

8 (8) This act does not preempt, preclude, or interfere with
9 the authority of a municipality to protect the health, safety,
10 and general welfare of the public through ordinance, charter, or
11 other means.

12 (9) AS USED IN THIS SECTION, "URBAN CORE CITIES" MEANS QUAL-
13 IFIED LOCAL GOVERNMENTAL UNITS AS THAT TERM IS DEFINED IN
14 SECTION 2 OF THE OBSOLETE PROPERTY REHABILITATION ACT, 2000
15 PA 146, MCL 125.2782.