

**SUBSTITUTE FOR  
HOUSE BILL NO. 4905**

A bill to amend 1846 RS 66, entitled  
"Of estates in dower, by the curtesy, and general provisions  
concerning real estate,"  
by amending section 34 (MCL 554.134), as amended by 2004 PA 106.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 34. (1) Except as provided otherwise in this section, an  
2       estate at will or by sufferance may be terminated by either party  
3       by giving 1 month's notice to the other party. If the rent reserved  
4       in a lease is payable at periods of less than 3 months, the time of  
5       notice is sufficient if it is equal to the interval between the  
6       times of payment. Notice is not void because it states a day for  
7       the termination of the tenancy that does not correspond to the  
8       conclusion or commencement of a rental period. The notice  
9       terminates the tenancy at the end of a period equal in length to  
10      the interval between times of payment.

1           (2) If a tenant neglects or refuses to pay rent on a lease at  
2 will or otherwise, the landlord may terminate the tenancy by giving  
3 the tenant a written 7-day notice to quit.

4           (3) A tenancy from year to year may be terminated by either  
5 party by a notice to quit, given at any time to the other party.  
6 The notice shall terminate the lease at the expiration of 1 year  
7 from the time of the service of the notice.

8           (4) If a tenant holds over after a lease is terminated  
9 pursuant to a clause in the lease providing for termination because  
10 the tenant, a member of the tenant's household, or other person  
11 under the tenant's control has manufactured, delivered, possessed  
12 with intent to deliver, or possessed a controlled substance on the  
13 leased premises, the landlord may terminate the tenancy by giving  
14 the tenant a written 24-hour notice to quit. This subsection  
15 applies only if a formal police report has been filed ~~by the~~  
16 ~~landlord~~ alleging that the person has unlawfully manufactured,  
17 delivered, possessed with intent to deliver, or possessed a  
18 controlled substance on the leased premises. For purposes of this  
19 subsection, "controlled substance" means a substance or a  
20 counterfeit substance classified in schedule 1, 2, or 3 pursuant to  
21 sections 7211 to 7216 of the public health code, 1978 PA 368, MCL  
22 333.7211 to 333.7216.

23           Enacting section 1. This amendatory act does not take effect  
24 unless Senate Bill No. 545 or House Bill No. 4904 of the 95th  
25 Legislature is enacted into law.