

# HOUSE BILL No. 4211

February 10, 2009, Introduced by Reps. Jackson and Leland and referred to the Committee on Intergovernmental and Regional Affairs.

A bill to amend 1978 PA 454, entitled  
"Truth in renting act,"  
(MCL 554.631 to 554.641) by adding section 10a.

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

1           SEC. 10A. (1) A RENTAL AGREEMENT SHALL CONTAIN A PROVISION  
2    THAT A LANDLORD SHALL NOTIFY A TENANT OF ANY FORECLOSURE ACTIONS  
3    BEING TAKEN AGAINST THE PROPERTY AT LEAST 30 DAYS BEFORE THE  
4    PROPERTY IS FORECLOSED ON. THE PROVISION SHALL ALSO PROVIDE THAT  
5    THE LANDLORD SHALL NOTIFY THE TENANT IN WRITING WITHIN 10 DAYS OF  
6    BECOMING 90 DAYS BEHIND IN HIS OR HER PAYMENTS TO THE MORTGAGEE IF  
7    THE LANDLORD IS 90 DAYS OR MORE BEHIND IN HIS OR HER PAYMENTS TO  
8    THE MORTGAGEE. NOTHING IN THIS SECTION SHALL ALLOW THE TENANT TO  
9    WITHHOLD HIS OR HER RENTAL OBLIGATION BECAUSE OF RECEIPT OF THE  
10   REQUIRED NOTICE.

1           (2) THIS SECTION ONLY APPLIES TO RENTAL AGREEMENTS ENTERED  
2 INTO ON AND AFTER THE EFFECTIVE DATE OF THE AMENDATORY ACT THAT  
3 ADDED THIS SECTION.