

HOUSE BILL No. 5111

October 19, 2011, Introduced by Rep. LeBlanc and referred to the Committee on Banking and Financial Services.

A bill to amend 1879 PA 237, entitled

"An act to provide for the execution, acknowledgment, and recording of contracts for the sale of land,"

(MCL 565.351 to 565.361) by amending the title and by adding section 4a.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

TITLE

An act to provide for the execution, acknowledgment, and recording of **AND TO OTHERWISE REGULATE** contracts for the sale of land; **TO IMPOSE CERTAIN REQUIREMENTS ON THE RENTAL OR LEASE OF LAND SUBJECT TO SUCH CONTRACTS; AND TO PROVIDE FOR LAND CONTRACT MORTGAGES.**

SEC. 4A. (1) IF THE REAL PROPERTY SUBJECT TO A LAND CONTRACT IS A SINGLE-FAMILY RESIDENCE, THE VENDEE SHALL NOT RENT OR LEASE

1 THE RESIDENCE TO A THIRD PARTY UNLESS THE TERMS OF THE LAND
2 CONTRACT EXPRESSLY ALLOW THE RESIDENCE TO BE RENTED OR LEASED.

3 (2) A VIOLATION OF SUBSECTION (1) BY A VENDEE CONSTITUTES A
4 DEFAULT ON THE VENDEE'S OBLIGATIONS UNDER THE LAND CONTRACT.

5 (3) THIS SECTION APPLIES ONLY TO LAND CONTRACTS EXECUTED AFTER
6 THE EFFECTIVE DATE OF THE AMENDATORY ACT THAT ADDED THIS SECTION.