

SENATE SUBSTITUTE FOR
HOUSE BILL NO. 4273

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 **enforcing agency shall notify the** owner, ~~and, in the~~
6 ~~enforcing agency's discretion, the occupant, shall be notified in~~
7 writing of the violation. **The enforcing agency shall notify the**
8 **occupant in writing of the violation only if the violation**
9 **constitutes a serious and imminent hazard to the health or safety**

1 **of the occupant.** The notice ~~shall~~**must** state the date of the
2 inspection, the name of the inspector, the nature of the violation,
3 **the specific section of this act that was violated, whether the**
4 **violation constitutes a serious and imminent hazard to the health**
5 **or safety of the occupants,** and the time within which the
6 correction ~~shall~~**must** be completed. **The notice required under this**
7 **subsection must be provided in a manner reasonably calculated to**
8 **give actual notice of the violation to the owner and the occupant.**

9 (3) If an inspector determines that a violation constitutes a
10 **serious and imminent** hazard to the ~~occupant's~~ health or safety of
11 **the occupants,** under circumstances where the premises cannot be
12 vacated, the enforcing agency shall order the violation corrected
13 within the shortest reasonable time. The owner shall notify the
14 enforcing agency of having begun compliance within 3 days. All
15 other violations ~~shall~~**must** be corrected within a reasonable time.

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

18 (5) If an inspector determines that a violation constitutes a
19 **serious and imminent** hazard to the health or safety of the
20 occupants, the enforcing agency shall notify the ~~family~~
21 ~~independence agency~~ **department of health and human services** within
22 48 hours. The notice ~~shall~~**must** state the date of the inspection,
23 the name of the inspector, the nature of the violation, **the**
24 **specific section of this act that was violated, whether the**
25 **violation constitutes a serious and imminent hazard to the health**
26 **or safety of the occupants,** and the time within which the
27 correction ~~shall~~**must** be completed. The ~~family independence agency~~
28 **department of health and human services** shall check the address of
29 the premises against the list of rent-vendored family independence

1 program recipients.

2 (6) As used in this section, "serious and imminent hazard"
3 means a dangerous condition in a premises that could reasonably be
4 expected to cause death or serious bodily harm to the occupants of
5 the premises if that dangerous condition is not immediately
6 corrected by the owner.