

**SUBSTITUTE FOR  
SENATE BILL NO. 490**

A bill to amend 1978 PA 454, entitled  
"Truth in renting act,"  
(MCL 554.631 to 554.641) by adding section 4a.

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

1           **Sec. 4a. (1) All of the following apply to a lease or a rental**  
2 **agreement under the mobile home commission act, 1987 PA 96, MCL**  
3 **125.2301 to 125.2350:**

4           **(a) An owner of a mobile home park or seasonal mobile home**  
5 **park shall offer a lease or rental agreement with a term of no less**  
6 **than 1 year to a prospective tenant or tenant. However, nothing in**  
7 **this subdivision prohibits an owner of a mobile home park or**  
8 **seasonal mobile home park from entering into a monthly lease or**  
9 **rental agreement with a prospective tenant or tenant, if the tenant**



1 or prospective tenant declined a lease with a longer term.

2 (b) Not less than 30 days before a lease or a rental agreement  
3 with a duration of 1 year or greater expires, the owner of a mobile  
4 home park or seasonal mobile home park shall deliver to the tenant  
5 a written or electronic notice identifying the date the lease or  
6 rental agreement ends and offering a renewal of the lease or a new  
7 lease or rental agreement. Any expired lease or rental agreement  
8 not renewed in writing constitutes a month-to-month tenancy with  
9 all the rights, responsibilities, and obligations of a month-to-  
10 month tenancy. This subdivision is subject to the rights and  
11 responsibilities of an owner of a mobile home park or seasonal  
12 mobile home park to terminate a lease or rental agreement for just  
13 cause under section 5775 of the revised judicature act of 1961,  
14 1961 PA 236, MCL 600.5775.

15 (c) A lease or rental agreement between an owner of a mobile  
16 home park or seasonal mobile home park and a tenant for a duration  
17 that is less than 1 year must include language that a lease or  
18 rental agreement of a duration of 1 year or more was offered but  
19 was declined.

20 (d) A lease or rental agreement between an owner of a mobile  
21 home park or seasonal mobile home park and a tenant must include  
22 language that an unlicensed owner of a mobile home park or seasonal  
23 mobile home park shall not do either of the following:

24 (i) Collect rent or take any action for possession against  
25 residents.

26 (ii) Hold the tenant responsible for rent arrears incurred  
27 during any period of time that the owner of a mobile home park or  
28 seasonal mobile home park is unlicensed.

29 (2) Notwithstanding subsection (1), a lease or rental



1 agreement under the mobile home commission act, 1987 PA 96, MCL  
2 125.2301 to 125.2350, must comply with the requirements of this  
3 act.

4 Enacting section 1. This amendatory act does not take effect  
5 unless all of the following bills of the 102nd Legislature are  
6 enacted into law:

- 7 (a) Senate Bill No. 486.  
8 (b) Senate Bill No. 487.  
9 (c) Senate Bill No. 488.  
10 (d) Senate Bill No. 489.

