

HOUSE BILL NO. 5753

May 30, 2024, Introduced by Reps. O'Neal, Wilson, Weiss, Price, Hope, Morgan, Tsernoglou and Brenda Carter and referred to the Committee on Economic Development and Small Business.

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 2012 PA 140.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 34. (1) Except as ~~provided~~ otherwise **provided** in this
2 section, an estate at will or by sufferance may be terminated by
3 either party by giving 1 month's notice to the other party. If the
4 rent reserved in a lease is payable at periods of less than 3
5 months, the time of notice is sufficient if it is equal to the

1 interval between the times of payment. Notice is not void because
2 it states a day for the termination of the tenancy that does not
3 correspond to the conclusion or commencement of a rental period.
4 The notice terminates the tenancy at the end of a period equal in
5 length to the interval between times of payment.

6 (2) If a tenant neglects or refuses to pay rent on a lease at
7 will or otherwise, the landlord may terminate the tenancy by giving
8 the tenant a written ~~7-day~~**14-day** notice to quit.

9 (3) A tenancy from year to year may be terminated by either
10 party by a notice to quit, given at any time to the other party.
11 The notice ~~shall terminate~~**terminates** the lease at the expiration
12 of 1 year from the time of the service of the notice.

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