

**Apartment Association of Michigan Bill Tracker -
2025/2026 Legislature**

BILL NUMBER	SPONSOR	DESCRIPTION	STATUS	NOTES
SB 19	Anthony	provides tenants right to repair	3rd reading on the floor w/S1	tie bar w/ SB 20 & SB 21
SB 20	Anthony	tenants' right to repair; makes the cross-reference to other bills	3rd reading on the floor	tie bar w/ SB 19 & SB 21
SB 21	Anthony	right to repair; requires a 90-day lease renewal notification if there are rental increases	3rd reading on the floor	tie bar w/ SB 19 & SB 20
SB 22	Anthony	security deposit return by electronic transfer	Signed into law	PA 0102'26
SB 84	Hoitenga	ordinance prohibiting the use of energy-efficient appliances in new or existing residential buildings; prohibit local units of government from enacting.	Local Gov't Committee	
SB 253	Cavanagh	right for water & sewer bill to be in a tenants name/excludes multi-family	Reported out of committee to the floor	
SB 254	Cavanagh	request by tenant to a public utility for a copy of the bill	Reported out of committee to the floor	
SB 278	Shink	Amends State Housing Development Authority Act to include missing middle housing	passed the Senate/sent to Reg Reform Committee in the House	
SB 282	Irwin	tenants right to organize	Housing & Human Services Committee	
SB 372	Bayer	Allows the reuse of certain tenant screening reports	Reported out of committee to the floor - 3rd reading	
SB 373	Cavanagh	limits fees on tenants for payment methods	Signed into law	PA 0103'26
SB 374	Geiss	Provides for the sealing and expungement of court records of summary proceedings	Reported out of committee to the floor - 3rd reading	
SB 375	Irwin	Amends Truth In Renting Act to define "rent" and to add to list of items which may not be included in lease	Reported out of committee to the floor - 3rd reading	
SB 441	Bayer	Creation of stormwater management plans and utility fee ordinances	Local Gov't Committee	
SB 515	Chang	Requirement for certain rental units to be equipped with a carbon monoxide device	Passed the Senate w/S-4. Referred to Reg. Reform in the House	
SB 738	Cavanagh	Fair Chance Access to Housing Act; creates restrictions on the use of criminal background checks in application processes	Housing & Human Services Committee	
SB 794	Anthony	Housing: landlord and tenants; use of certain software to share pricing information and set rent rates; prohibit.	Housing & Human Services Committee	
SB 795	Anthony	Housing: landlord and tenants; reporting of rental payments to credit bureaus; provide for.	Housing & Human Services Committee	
SB 971	Klinefelt	limits the number of single-family residential properties that an out-of-state investor can own to 10 properties	Housing & Human Services Committee	
HB 4009	Rheingans	Allows local governments to establish rent control policies. To repeal 1988 PA 226	Gov't Op's Committee	
HB 4021	Aragona	Requires pretrial and allows trial and pretrial to be conducted by the magistrate.	2nd reading on the floor/referred to House Rules	
HB 4081	DeBoyer	number of parcels resulting from division; authorize counties and municipalities to increase	Passed the House with IE/; discharged from Senate committee to the floor	
HB 4197	Dievendorf	Homeless Bill of Rights	Gov't Op's Committee	
HB 4538	Rheingans	prohibit use of certain software to share pricing info and set rent rates	re-referred to the Committee on Communications & Technology	
HB 4539	Wooden	Modifies the housing and community development fund - addresses missing middle population	passed the House/referred to Senate floor	
HB 4540	Meerman	Modifies the housing and community development fund - addresses missing middle population & housing partnership council	passed the House/referred to Senate floor	
HB 4582	Neyer	Torts: premises liability; open and obvious defense; provide for. Creates new act.	Passed the House with IE/; in Senate Committee on Insurance, Finance & Consumer Protection	

HB 4770	Morgan	Rental application fee requirements	Regulatory Reform Committee	
HB 4850	Maddock	Requires certain buildings to have automatic fire sprinkler systems for electric vehicle parking spaces.	Regulatory Reform Committee	
HB 4982	O'Neal	Extends the period that a tenant is permitted to catch up on rent from 7 days to 14 days before a summons and complaint can be filed in court	Regulatory Reform Committee	
HB 4983	Tsernoglou	Extends the redemption period that a tenant can comply with a court judgement from 7 days to 14 days	Regulatory Reform Committee	
HB 4984	Wilson	Requires eviction court filings to be maintained as nonpublic records unless a judgement is entered in favor of the landlord. Also prescribes the process for public eviction records to revert to nonpublic status after 2yrs with some exceptions	Regulatory Reform Committee	
HB 4985	Price	Creates "good cause" system of evictions in MI that would require a landlord to demonstrate one or more enumerated reasons to evict a tenant or refuse to renew a lease	Regulatory Reform Committee	Tie bar w/ HB 4982
HB 4986	B. Carter	Technical trailer bill for HB 4985	Regulatory Reform Committee	Tie bar w/ HB 4985
HB 4987	Neeley	Creates a burden-shifting process for tenants to notify and landlords to make repairs. Gives courts more discretion to enforce landlords duties of habitability and compensate tenants for the landlords failures	Regulatory Reform Committee	
HB 4988	O'Neal	Trailer bill that prohibits parties to a lease from modifying the duty of habitability and requirements from HB 4987	Regulatory Reform Committee	Tie bar w/ HB 4987
HB 4989	Morgan	Provides that 72 hours after a landlords certificate of compliance is suspended by a local code enforcement agency and the violation leading to the suspensions are not cured, a tenants duty to pay rent is waived	Regulatory Reform Committee	Tie bar w/ HB 4990
HB 4990	Young	Requires the court to deduct prorated, per-day rent amount for each day the landlord fails to comply with the requirements provided in HB 4987. Also prohibits a court from entering a judgement against a tenant if the rent alleged is waived under HB 4989 due to a suspended certificate of compliance	Regulatory Reform Committee	Tie bar w/ HB 4989
HB 4991	Hope	Increases the possible damages awarded to a tenant when their landlord commits an illegal lock-out or self-help eviction. Allows court to award exemplary and punitive damages for egregious circumstances	Regulatory Reform Committee	Tie bar w/ HB 4985
HB 4992	B. Carter	Modernizes the security deposit process by allowing landlords and tenants to us various modes of communication. The bill also shortens the amount of time in which a landlord must return a security deposit to the tenant from 30 days to 15 days and requires a landlord to seek a court order to keep the deposit regardless of the basis for claiming the deposit	Regulatory Reform Committee	
HB 4993	Edwards	Modernizes the process by which a survivor of domestic violence, sexual assault, or stalking may be released from their lease. Also allows for survivor to use various modes of communication to notify landlord, and use a police report as evidence of present danger whether charges are filed so tenant can be released from the lease obligations 15 days after providing proper notice	Regulatory Reform Committee	
HB 4994	O'Neal	Prohibits landlords from imposing fee upon a tenant that is not clearly and conspicuously disclosed in the lease agreement. Aside from rental amount, the bill also requires that any fee charged by a landlord be reasonable and commensurate with an actual cost incurred by the landlord in providing an actual service or direct benefit to the tenant.	Regulatory Reform Committee	

HB 4995	B. Carter	Makes various updates to the tenant application and screening process; allowing landlords to accept reuseable tenant screening reports, requiring disclosure of which factors will be used to screen prospective tenants, prohibiting the use of credit score as a sole factor for eligibility, instituting timelines to accept or reject an application for tenancy, and requiring a landlord inform a prospective tenant of the reasons for a denial and providing the prospective tenant an opportunity to discuss and rebut the reasons.	Regulatory Reform Committee	
HB 4996	Hoskins	Requires MDHHS to provide copies of the tenants right form in its office and on website	Regulatory Reform Committee	
HB 4997	Hoskins	Requires MSHDA to provide copies of tenants right form in office and on website	Regulatory Reform Committee	
HB 5057	Fairbairn	Changes to the Housing codes; allowing triplexes, quadplexes, 5-plexes, or 6-plexes in certain residential structures	Regulatory Reform Committee	
HB 5064	Paiz	Requires SCAO and MSHDA to create a form that includes a list of tenant rights and a list of available resources, put it on SCAO website, in SCAO office and included as addendum to every residential lease.	Regulatory Reform Committee	
HB 5170	Wilson	Housing, landlord and tenants; right for water bill to be in tenant's name	Regulatory Reform Committee	
HB 5355	Young	Fair Chance Access to Housing Act; creates restrictions on the use of criminal background checks in application processes	Regulatory Reform Committee	
HB 5529	Grant	Land use: land division; parcel and lot size requirements;	Gov't Op's Committee	
HB 5530	Wortz	Land use: zoning and growth management; minimum residential lot size requirements; limit.	Gov't Op's Committee	
HB 5531	Neeley	Land use: zoning and growth management; required studies and documents for site plan approval; limit	Gov't Op's Committee	
HB 5532	Aragona	Land use: zoning and growth management; city or village zoning ordinance amendment; revise protest petition requirements.	Gov't Op's Committee	
HB 5570	Fairbairn	Housing code; single exit stairway in multi-family dwellings allowed under certain conditions	Signed into law	PA 28'26
HB 5571	Wooden	Construction code; single exit stairway in multi-family dwellings with not more than 6 levels allowed under certain conditions	Signed into law	PA 29'26
HB 5581	Kunse	caps minimum dwelling size requirements at 500 sq feet in metro stat areas	Gov't Op's Committee	
HB 5582	Grant	Caps mandatory parking requirements at 1 space per dwelling unit for residential developments and limitations on mobile homes	Gov't Op's Committee	
HB 5583	Longjohn	Defines setback requirements in metro stat areas at 15ft from front property line and 5ft from side/rear	Gov't Op's Committee	
HB 5584	Andrews	Legalizing duplexes in single-family residential zones	Gov't Op's Committee	
HB 5585	Meerman	defines ADUs and allows them by right on parcels w/single family homes	Gov't Op's Committee	
HB 5660	Tisdel	Housing: Michigan home program act; create	Gov't Op's Committee	tie bar w/ HB 5661
HB 5661	Steckloff	Housing: other; MSHDA administration and operation of the MI home program act and programs and funds under that act; allow for. Amends sec. 22 of 1966 PA 346	Gov't Op's Committee	tie bar w/ HB 5660
HB 6074	Bohnak	Would prohibit large institutional investors from owning more that 100 single family homes	Signed into law	PA 32'26
HB 6086	Dievendorf	The owner of the rental property shall first give the tenants of the rental property or the tenant association an opportunity to purchase the rental property at a price and terms that represent a bona fide offer of sale.	Gov't Op's Committee	
HB 6087	Dievendorf	Housing: landlord and tenants; certain relocation assistance for tenants in hazardous or dangerous buildings; provide for.	Gov't Op's Committee	
HB 6088	Dievendorf	Labor: collective bargaining; tenants' right to organize; provide for.	Gov't Op's Committee	
HB 6089	Dievendorf	Housing: landlord and tenants; requirements for notice of rent increases; provide for.	Gov't Op's Committee	
HB 6243	Postumus	Would prohibit large institutional investors from owning more that 100 single family homes	Passed the House w/IE; referred to Senate Regulatory Affairs	