

SUBSTITUTE FOR  
HOUSE BILL NO. 4302

A bill to amend 1987 PA 96, entitled  
"The mobile home commission act,"  
(MCL 125.2301 to 125.2350) by adding section 28d.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1           Sec. 28d. (1) An owner of a mobile home park or seasonal  
2 mobile home park shall offer a lease or rental agreement with a  
3 term of no less than 1 year to a prospective tenant or tenant.  
4 However, nothing in this subsection prohibits an owner of a mobile  
5 home park or seasonal mobile home park from entering into a monthly  
6 lease or rental agreement with a prospective tenant or tenant.  
7           (2) Not less than 30 days before a lease or a rental agreement  
8 with a duration of 1 year or greater expires, the owner of a mobile  
9 home park or seasonal mobile home park shall deliver to the tenant

1 a written or electronic notice identifying the date the lease or  
2 rental agreement ends and offering a renewal of the lease or a new  
3 lease or rental agreement. Any expired lease or rental agreement  
4 not renewed in writing constitutes a month-to-month tenancy with  
5 all the rights, responsibilities, and obligations of a month-to-  
6 month tenancy.

7 (3) A lease or rental agreement between an owner of a mobile  
8 home park or seasonal mobile home park and a tenant for a duration  
9 that is less than 1 year must include language that a lease or  
10 rental agreement of a duration of 1 year or more was offered but  
11 was declined.

12 (4) A lease or rental agreement between an owner of a mobile  
13 home park or seasonal mobile home park and a tenant must include  
14 language that an unlicensed owner of a mobile home park or seasonal  
15 mobile home park shall not collect rent or take any action for  
16 possession against residents pursuant to section 16.

17 (5) A lease or rental agreement under this act must comply  
18 with the truth in renting act, 1978 PA 454, MCL 554.631 to 554.641.  
19 A person that violates this subsection is liable as provided in  
20 section 42.

21 (6) A tenant of a mobile home park or seasonal mobile home  
22 park may bring an action on his or her own behalf for a violation  
23 of this section in a court of competent jurisdiction.

24 Enacting section 1. This amendatory act does not take effect  
25 unless all of the following bills of the 101st Legislature are  
26 enacted into law:

27 (a) House Bill No. 4298.

28 (b) House Bill No. 4299.

29 (c) House Bill No. 4300.

- 1 (d) House Bill No. 4301.
- 2 (e) House Bill No. 4303.
- 3 (f) House Bill No. 4304.