

# HOUSE BILL NO. 5091

October 04, 2023, Introduced by Reps. McFall, McKinney, Aiyash, Edwards, Hope, Hood, Wegela, Paiz, Dievendorf, Rheingans and Young and referred to the Committee on Natural Resources, Environment, Tourism and Outdoor Recreation.

A bill to amend 1972 PA 348, entitled

"An act to regulate relationships between landlords and tenants relative to rental agreements for rental units; to regulate the payment, repayment, use and investment of security deposits; to provide for commencement and termination inventories of rental units; to provide for termination arrangements relative to rental units; to provide for legal remedies; and to provide penalties,"

(MCL 554.601 to 554.616) by adding section 1d.

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

- 1           **Sec. 1d. (1) A tenant in a metered or sub-metered rental**  
2 **premises may request that the landlord do either of the following:**  
3           **(a) Send a copy of the water and sewer bill to both the**

1 landlord and the tenant.

2 (b) Transfer the water and sewer bill for the tenant's rental  
3 unit in the tenant's name and make the tenant responsible for that  
4 water and sewer bill.

5 (2) A landlord that receives a request under subsection (1)  
6 shall do all of the following:

7 (a) Approve the tenant's request.

8 (b) No later than 60 days after receiving the request under  
9 subsection (1)(b), transfer the water and sewer bill in the  
10 tenant's name.

11 (c) Ensure that the costs of the water and sewer bill are not  
12 included in the tenant's rental payment.

13 (3) A landlord shall not discriminate or retaliate against a  
14 tenant that complies with subsection (1). For purposes of this  
15 subsection, discrimination or retaliation against a tenant  
16 includes, but is not limited to, shutting off the tenant's access  
17 to water in the tenant's rental unit or increasing the tenant's  
18 rental payment in violation of the lease agreement because of the  
19 tenant's compliance with subsection (1).

20 (4) A rental agreement entered into, renewed, or renegotiated  
21 after the effective date of the amendatory act that added this  
22 section must contain the requirements of this section.

23 (5) If this section conflicts with a federal law regulating  
24 subsidized housing, the federal law prevails.

25 (6) This section applies only to leases entered into, renewed,  
26 or renegotiated after the effective date of the amendatory act that  
27 added this section, in accordance with the constitutional  
28 prohibition against impairments of contract as provided by section  
29 10 of article I of the state constitution of 1963.