

Michigan

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Michigan. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 16 categories

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1. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (MCL § 554.634, MCL § 554.603)
■ *Legal Reference:* [MCL § 554.634, MCL § 554.603](#) (click to view statute)
- **2. Written Lease Requirements** (MCL § 554.631-554.641 (Truth in Renting Act))
■ *Legal Reference:* [MCL § 554.631-554.641 \(Truth in Renting Act\)](#) (click to view statute)
- **3. Lease Language Requirements** (MCL § 554.633)
■ *Legal Reference:* [MCL § 554.633](#) (click to view statute)
- **4. Lease Addendums** (Various MCL § 554 sections)
■ *Legal Reference:* [Various MCL § 554 sections](#) (click to view statute)
- **5. Lease Renewal** (MCL § 554.134)
■ *Legal Reference:* [MCL § 554.134](#) (click to view statute)
- **6. Lease Termination** (MCL § 554.134)
■ *Legal Reference:* [MCL § 554.134](#) (click to view statute)
- **7. Early Termination** (MCL § 554.601b, MCL § 554.601a)
■ *Legal Reference:* [MCL § 554.601b, MCL § 554.601a](#) (click to view statute)

2. DISCLOSURES

- **1. Lead-Based Paint Disclosure** (Federal requirement (42 USC § 4852d), applies to pre-1978 housing)
■ *Legal Reference:* [Federal requirement \(42 USC § 4852d\), applies to pre-1978 housing](#) (click to view statute)
- **2. Domestic Violence Disclosure** (MCL § 554.601b)
■ *Legal Reference:* [MCL § 554.601b](#) (click to view statute)
- **3. Truth in Renting Act Notice** (MCL § 554.634)
■ *Legal Reference:* [MCL § 554.634](#) (click to view statute)
- **4. Security Deposit Receipt** (MCL § 554.603)
■ *Legal Reference:* [MCL § 554.603](#) (click to view statute)

● **5. Mold Disclosure (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **6. Smoking Policies (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **7. Methamphetamine Contamination (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

3. ENTRY & ACCESS

● **1. Landlord Right of Entry (No specific statute, common law)**

■ *Legal Reference:* [No specific statute, common law \(click to view statute\)](#)

● **2. Notice Requirements for Entry (No specific statute, common law)**

■ *Legal Reference:* [No specific statute, common law \(click to view statute\)](#)

● **3. Tenant Refusal of Entry (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **4. Emergency Entry (No specific statute, recognized under common law)**

■ *Legal Reference:* [No specific statute, recognized under common law \(click to view statute\)](#)

4. EVICTION PROCEDURES

● **1. Grounds for Eviction (MCL § 600.5714)**

■ *Legal Reference:* [MCL § 600.5714 \(click to view statute\)](#)

● **2. Eviction Notice - Nonpayment (MCL § 600.5714(1)(a))**

■ *Legal Reference:* [MCL § 600.5714\(1\)\(a\) \(click to view statute\)](#)

● **3. Eviction Notice - Lease Violations (MCL § 554.134(1), MCL § 600.5714(1)(c))**

■ *Legal Reference:* [MCL § 554.134\(1\), MCL § 600.5714\(1\)\(c\) \(click to view statute\)](#)

● **4. Eviction Notice - Illegal Drugs (MCL § 600.5714(1)(b))**

■ *Legal Reference:* [MCL § 600.5714\(1\)\(b\) \(click to view statute\)](#)

● **5. Eviction Notice - Health/Safety (MCL § 600.5714(1)(d))**

■ *Legal Reference:* [MCL § 600.5714\(1\)\(d\)](#) (click to view statute)

● **6. Eviction Notice - Violence** (MCL § 600.5714(1)(e))

■ *Legal Reference:* [MCL § 600.5714\(1\)\(e\)](#) (click to view statute)

● **7. Notice Format Requirements** (MCL § 600.5716)

■ *Legal Reference:* [MCL § 600.5716](#) (click to view statute)

● **8. Notice Service Methods** (MCL § 600.5718)

■ *Legal Reference:* [MCL § 600.5718](#) (click to view statute)

● **9. Court Filing Requirements** (MCL § 600.5701-5759)

■ *Legal Reference:* [MCL § 600.5701-5759](#) (click to view statute)

● **10. Court Hearing Timeline** (MCL § 600.5735)

■ *Legal Reference:* [MCL § 600.5735](#) (click to view statute)

● **11. Writ of Restitution** (MCL § 600.5744)

■ *Legal Reference:* [MCL § 600.5744](#) (click to view statute)

● **12. Self-Help Eviction Prohibition** (MCL § 600.2918)

■ *Legal Reference:* [MCL § 600.2918](#) (click to view statute)

● **13. Retaliation Prohibition** (MCL § 600.5720)

■ *Legal Reference:* [MCL § 600.5720](#) (click to view statute)

5. FAIR HOUSING

● **1. Protected Classes - State** (MCL § 37.2502 (Elliott-Larsen Civil Rights Act))

■ *Legal Reference:* [MCL § 37.2502 \(Elliott-Larsen Civil Rights Act\)](#) (click to view statute)

● **2. Source of Income Discrimination** (MCL § 37.2502(3)-(4), effective April 2, 2025)

■ *Legal Reference:* [MCL § 37.2502\(3\)-\(4\), effective April 2, 2025](#) (click to view statute)

● **3. Familial Status Protections** (MCL § 37.2502, Federal Fair Housing Act)

■ *Legal Reference:* [MCL § 37.2502, Federal Fair Housing Act](#) (click to view statute)

● **4. Disability Accommodations** (MCL § 37.1101-37.1607 (Persons with Disabilities Civil Rights Act), Federal Fair Housing Act)

■ **Legal Reference:** [MCL § 37.1101-37.1607 \(Persons with Disabilities Civil Rights Act\)](#), [Federal Fair Housing Act](#) (click to view statute)

● **5. Advertising Compliance (MCL § 37.2502)**

■ **Legal Reference:** [MCL § 37.2502](#) (click to view statute)

● **6. Fair Housing Complaints (MCL § 37.2601-37.2606)**

■ **Legal Reference:** [MCL § 37.2601-37.2606](#) (click to view statute)

6. FINANCIAL TERMS

● **1. Rent Amount & Payment (General contract law, MCL § 554 provisions)**

■ **Legal Reference:** [General contract law, MCL § 554 provisions](#) (click to view statute)

● **2. Rent Increases (MCL § 123.411(2))**

■ **Legal Reference:** [MCL § 123.411\(2\)](#) (click to view statute)

● **3. Late Fees (No specific statute)**

■ **Legal Reference:** [No specific statute](#) (click to view statute)

● **4. NSF/Bounced Check Fees (MCL § 600.2952)**

■ **Legal Reference:** [MCL § 600.2952](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ **Legal Reference:** [No specific statute](#) (click to view statute)

● **6. Move-In Fees (No specific statute)**

■ **Legal Reference:** [No specific statute](#) (click to view statute)

● **7. Pet Fees & Deposits (No specific statute, MCL § 37.2502 (assistance animals))**

■ **Legal Reference:** [No specific statute, MCL § 37.2502 \(assistance animals\)](#) (click to view statute)

● **8. Utilities (MCL § 554.139, MCL § 600.2918)**

■ **Legal Reference:** [MCL § 554.139, MCL § 600.2918](#) (click to view statute)

7. HABITABILITY & REPAIRS

● **1. Implied Warranty of Habitability (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

● **2. Required Amenities (MCL § 554.139, general Michigan housing codes)**

■ *Legal Reference:* [MCL § 554.139, general Michigan housing codes](#) (click to view statute)

● **3. Landlord Repair Obligations (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

● **4. Tenant Repair Requests (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

● **5. Withholding Rent (MCL § 554.139, case law (Rome v. Walker))**

■ *Legal Reference:* [MCL § 554.139, case law \(Rome v. Walker\)](#) (click to view statute)

● **6. Repair and Deduct (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

● **7. Emergency Repairs (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

● **8. Tenant Maintenance Obligations (MCL § 554.139)**

■ *Legal Reference:* [MCL § 554.139](#) (click to view statute)

8. INSPECTIONS & CODE COMPLIANCE

● **1. Housing Code Compliance (MCL § 554.139, MCL § 125.401 et seq. (Housing Law of Michigan))**

■ *Legal Reference:* [MCL § 554.139, MCL § 125.401 et seq. \(Housing Law of Michigan\)](#) (click to view statute)

● **2. Inspection Rights (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **3. Smoke Detector Requirements (MCL § 125.1504a)**

■ *Legal Reference:* [MCL § 125.1504a](#) (click to view statute)

● **4. Carbon Monoxide Detectors (Local ordinances, fire codes)**

■ *Legal Reference:* [Local ordinances, fire codes](#) (click to view statute)

9. LOCAL ORDINANCES

- 1. City-Specific Requirements (Various local ordinances)
■ *Legal Reference:* [Various local ordinances](#) (click to view statute)
- 2. Rental Registration/Licensing (Local ordinances vary)
■ *Legal Reference:* [Local ordinances vary](#)
- 3. Occupancy Limits (Local zoning ordinances, MCL § 125.3201 et seq.)
■ *Legal Reference:* [Local zoning ordinances, MCL § 125.3201 et seq.](#) (click to view statute)
- 4. Zoning Compliance (Local zoning ordinances, MCL § 125.3101 et seq.)
■ *Legal Reference:* [Local zoning ordinances, MCL § 125.3101 et seq.](#) (click to view statute)

10. MOVE-IN/MOVE-OUT PROCEDURES

- 1. Move-In Checklist (MCL § 554.608)
■ *Legal Reference:* [MCL § 554.608](#) (click to view statute)
- 2. Move-Out Inspection (MCL § 554.608)
■ *Legal Reference:* [MCL § 554.608](#) (click to view statute)
- 3. Forwarding Address Requirement (MCL § 554.611)
■ *Legal Reference:* [MCL § 554.611](#) (click to view statute)
- 4. Tenant Belongings Left Behind (No specific statute, common law)
■ *Legal Reference:* [No specific statute, common law](#) (click to view statute)

11. PET POLICIES

- 1. Pet Restrictions (No specific statute)
■ *Legal Reference:* [No specific statute](#) (click to view statute)
- 2. Service Animals (MCL § 37.1101-37.1607 (Persons with Disabilities Civil Rights Act), Federal ADA/FHA)
■ *Legal Reference:* [MCL § 37.1101-37.1607 \(Persons with Disabilities Civil Rights Act\), Federal ADA/FHA](#) (click to view statute)

- 3. Emotional Support Animals (Federal Fair Housing Act, MCL § 37.1101 et seq.)

■ *Legal Reference:* [Federal Fair Housing Act, MCL § 37.1101 et seq.](#) (click to view statute)

- 4. Pet Damage (MCL § 554.607 (security deposits))

■ *Legal Reference:* [MCL § 554.607 \(security deposits\)](#) (click to view statute)

12. PROPERTY MANAGEMENT

- 1. Licensing Requirements (MCL § 339.2501, MCL § 339.2505)

■ *Legal Reference:* [MCL § 339.2501, MCL § 339.2505](#) (click to view statute)

- 2. Broker License Requirements (MCL § 339.2505)

■ *Legal Reference:* [MCL § 339.2505](#) (click to view statute)

- 3. Continuing Education (MCL § 339.2504a)

■ *Legal Reference:* [MCL § 339.2504a](#) (click to view statute)

- 4. Trust Accounts (MCL § 554.604 (security deposits), MCL § 339.2501 (property management accounts))

■ *Legal Reference:* [MCL § 554.604 \(security deposits\), MCL § 339.2501 \(property management accounts\)](#) (click to view statute)

- 5. Record Retention (General business practice, real estate licensing regulations)

■ *Legal Reference:* [General business practice, real estate licensing regulations](#) (click to view statute)

13. REPORTING & DOCUMENTATION

- 1. Record Retention (General business practice, licensing requirements)

■ *Legal Reference:* [General business practice, licensing requirements](#) (click to view statute)

- 2. Rent Payment Records (General business practice)

■ *Legal Reference:* [General business practice](#) (click to view statute)

- 3. Maintenance Logs (General business practice)

■ *Legal Reference:* [General business practice](#) (click to view statute)

- 4. Insurance Requirements (No specific statute)

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **5. Tax Reporting (Federal and state tax laws)**

■ *Legal Reference:* [Federal and state tax laws](#) (click to view statute)

● **6. Fair Housing Record Keeping (MCL § 37.2501 et seq., federal fair housing laws)**

■ *Legal Reference:* [MCL § 37.2501 et seq., federal fair housing laws](#) (click to view statute)

● **7. Lead Paint Registry (Federal requirement (42 USC § 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC § 4852d\)](#) (click to view statute)

14. SECURITY DEPOSITS

● **1. Security Deposit Limits (MCL § 554.602)**

■ *Legal Reference:* [MCL § 554.602](#) (click to view statute)

● **2. Security Deposit Storage (MCL § 554.604)**

■ *Legal Reference:* [MCL § 554.604](#) (click to view statute)

● **3. Security Deposit Return (MCL § 554.609, MCL § 554.613)**

■ *Legal Reference:* [MCL § 554.609, MCL § 554.613](#) (click to view statute)

● **4. Allowable Deductions (MCL § 554.607)**

■ *Legal Reference:* [MCL § 554.607](#) (click to view statute)

● **5. Itemization Requirements (MCL § 554.609)**

■ *Legal Reference:* [MCL § 554.609](#) (click to view statute)

● **6. Interest on Deposits (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#) (click to view statute)

● **7. Penalties for Non-Compliance (MCL § 554.613)**

■ *Legal Reference:* [MCL § 554.613](#) (click to view statute)

15. SPECIAL PROPERTY TYPES

● **1. HOA/Condo Rules (MCL § 559.101-559.272 (Condominium Act))**

■ *Legal Reference:* [MCL § 559.101-559.272 \(Condominium Act\)](#) (click to view statute)

- **2. Mobile Home Parks** (MCL § 125.2301-125.2349 (Mobile Home Commission Act), MCL § 600.5757a)

■ *Legal Reference:* [MCL § 125.2301-125.2349 \(Mobile Home Commission Act\), MCL § 600.5757a \(click to view statute\)](#)

- **3. Public/Subsidized Housing** (Federal HUD regulations, MCL § 600.5714(2))

■ *Legal Reference:* [Federal HUD regulations, MCL § 600.5714\(2\) \(click to view statute\)](#)

- **4. Student Housing** (No specific statute)

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

- **5. Senior Housing (55+)** (Federal Fair Housing Act (55+ exemption))

■ *Legal Reference:* [Federal Fair Housing Act \(55+ exemption\) \(click to view statute\)](#)

- **6. Short-Term Rentals** (No specific state statute, check local ordinances)

■ *Legal Reference:* [No specific state statute, check local ordinances \(click to view statute\)](#)

- **7. Commercial Property** (Michigan landlord-tenant laws primarily residential)

■ *Legal Reference:* [Michigan landlord-tenant laws primarily residential \(click to view statute\)](#)

16. SPECIAL SITUATIONS

- **1. Domestic Violence Protections** (MCL § 554.601b)

■ *Legal Reference:* [MCL § 554.601b \(click to view statute\)](#)

- **2. Military Service Protections** (Federal Servicemembers Civil Relief Act (SCRA))

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\) \(click to view statute\)](#)

- **3. Senior Housing Eligibility** (MCL § 554.601a)

■ *Legal Reference:* [MCL § 554.601a \(click to view statute\)](#)

- **4. Foreclosure Protections** (Federal Protecting Tenants at Foreclosure Act provisions, MCL provisions)

■ *Legal Reference:* [Federal Protecting Tenants at Foreclosure Act provisions, MCL provisions \(click to view statute\)](#)

- **5. Squatters** (Public Act 223 of 2014 (HB 5069))

■ *Legal Reference:* [Public Act 223 of 2014 \(HB 5069\) \(click to view statute\)](#)

- **6. Bedbug Responsibilities** (No specific statute)

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● 7. Death of Tenant (No specific statute)

■ Legal Reference: [No specific statute \(click to view statute\)](#)

● 8. Co-Tenant Issues (No specific statute)

■ Legal Reference: [No specific statute \(click to view statute\)](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Various local ordinances)

■ Legal Reference: [Various local ordinances](#)

● 2. Rental Registration/Licensing (Local ordinances vary)

■ Legal Reference: [Local ordinances vary](#)

● 3. Occupancy Limits (Local zoning ordinances, MCL § 125.3201 et seq.)

■ Legal Reference: [Local zoning ordinances, MCL § 125.3201 et seq.](#)

● 4. Zoning Compliance (Local zoning ordinances, MCL § 125.3101 et seq.)

■ Legal Reference: [Local zoning ordinances, MCL § 125.3101 et seq.](#)

For the most current information, always consult official state sources.

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■ Questions or need legal review? Contact: support@enCompliance.com

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