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PROPERTY MANAGEMENT ASSOCIATION OF MICHIGAN: LEGISLATIVE COMMITTEE REPORT

March 2011

I. PRIORITY BILLS REQUESTED BY PMAM

A. DECEASED TENANT. HB 4263. Housing; landlord and tenants; requirement for lawful reentry by landlord; modify. Amends sec. 2918 of 1961 PA 236 (MCL 600.2918). LAST ACTION: Referred to Judiciary Committee. We have spoken to all the members of the Judiciary committee about the bill, and most have signed on in support of the bill. We have received some comments from the Dem members of the committee that they would be more comfortable with emergency contact language inserted in the bill. Additionally, a number of legislators (after your great lobbying on your lobby day) contacted us to learn more about this bill.

B. DRUG EVICTION. SB 64 & 65. Housing; landlord and tenants; 7-day notice to quit for tenants who injure or threaten to injure other tenants or employees; require. Amends sec. 5714 of 1961 PA 236 (MCL 600.5714). TIE BAR WITH: SB 0065'11. We've been in constant contact with Jones' office on the status of this bill. Presently, they're still waiting to hear from DHS regarding our proposed change to the language within the bill. We have also contacted DHS and are waiting for a response to our inquiry. Additionally, we've been contacted by MSHDA to talk more about the bills.

C. MEDICAL MARIJUANA. We've been notified that a follow up meeting to the medical marijuana workgroup's January meeting has been scheduled for March 29th. Association members should have received an email this week requesting concrete legislative ideas to help the industry handle medical marijuana. We've requested that we receive the responses to this inquiry by March 24th at 5 p.m.

D. SERVICE OF PROCESS. As mentioned in the last PMAM meeting, while we thought the bill needed work, we agreed that this was something we should pursue for this session. We have not spoken to a potential sponsor on this issue and will wait from guidance from the legislative committee on this issue.

II. OTHER PRIORITY ISSUES

A. **SB 1 Michigan business tax; repeal; Michigan business tax; repeal. Repeals 2007 PA 36 (MCL 208.1101 - 208.1601).**
Last Action: 01/19/2011 - REFERRED TO COMMITTEE ON FINANCE. Governor Snyder has made eliminating the MBT his sole focus for the first few months of his gubernatorial term. He is proposing a flat 6% corporate net income tax in lieu of the MBT. As requested in our meeting in December, PMAM member companies should review their current tax liabilities to assess how they have been benefitted or suffered under the MBT and how a flat 6% tax would affect them. We can present that information Lt. Governor Calley who has been charged to handle this issue from the Governor's office.

B. **HB 4001 Michigan business tax; surcharge; surcharge tax; repeal. Repeals sec. 281 of 2007 PA 36 (MCL 208.1281).**
Last Action: 01/18/2011 - printed bill filed 01/14/2011 See Above.

C. **HB 4014 Occupations; inspectors; licensure and regulation of home inspection services; provide for, and require certain disclosures and contract provisions. Amends secs. 303a, 401 & 601 of 1980 PA 299 (MCL 339.303a et seq.) & adds art. 14.**
Last Action: 01/18/2011 - printed bill filed 01/14/2011. This bill adds home inspectors to the list of professions that must be licensed and requires revealing a conflict of interest if it exists.

D. **HB 4048 Property tax; assessments; new built homes; do not assess until house is occupied. Amends 1893 PA 206 (MCL 211.1 - 211.155) by adding sec. 7ll.** This bill would prevent a developer from being taxed until a residential property was occupied.

E. **HB 4222 Housing; landlord and tenants; 30-day notice of foreclosure of property; require. Amends 1978 PA 454 (MCL 554.631 - 554.641) by adding sec. 10a.** This is a reintroduction from last year. Requires 30-day notice of foreclosure of property.

F. **HB 4285 Income tax; credit; credit for the purchase and installation of certain energy efficient property and participation in a net metering program; provide for.** Provides for credit for the purchase and installation of certain energy efficient property and participation in a net metering program.

G. **HB 4014 Occupations; inspectors; licensure and regulation of home inspection services; provide for, and require certain disclosures and contract provisions. Amends secs. 303a, 401 & 601 of 1980 PA 299 (MCL 339.303a et seq.) & adds art. 14.**

Provides for licensure and regulation of home inspection services and require certain disclosures and contract provisions.

H. **HB 4009 Weapons; concealed; specified premises on which a person licensed to carry a concealed weapon may not carry that weapon; eliminate. Amends sec. 5c of 1927 PA 372 (MCL 28.425c) & repeals sec. 5o of 1927 PA 372 (MCL 28.425o).** Eliminates specified premises on which a person licensed to carry a concealed weapon may not carry that weapon.

I. **SB 58 Weapons; concealed; list of specified premises on which a person licensed to carry a concealed weapon may not carry that weapon; eliminate. Amends sec. 5c of 1927 PA 372 (MCL 28.425c) & repeals sec. 5o of 1927 PA 372 (MCL 28.425o).** Eliminate list of specified premises on which a person licensed to carry a concealed weapon may not carry that weapon.

J. **SB 59 Weapons; licensing; concealed weapons licensing boards; eliminate, and transfer powers to secretary of state. Amends secs. 2a, 4, 5, 5a, 5b, 5c, 5d, 5e, 5f, 5j, 5k, 5l, 5m, 5o, 6a & 8 of 1927 PA 372 (MCL 28.422a et seq.) & adds sec. 5x.** Eliminate concealed weapons licensing boards and transfer powers to secretary of state.

III. LEGISLATIVE LOBBY DAY

A. **Thank You** We had a wonderful turnout for our annual lobby day, and in turn, a great turn out for our legislative reception at Troppo. Please pass on our thanks to the members for their great work that day.

B. **Feedback** Did your members pass on any feedback from legislators that could be used for lobbying on current legislation?

IV. MISCELLANEOUS NOTES

A. **Real Estate Licensing** As a follow up to our meeting with Gary Heidel, the response he's receiving from his legal department is that although it's a rarely enforced statute, it is indeed a statute currently on the books and can be enforced.

B. **Governor's Executive Budget** Governor Snyder presented his executive budget last Thursday which included a very deep slash in local revenue sharing. Additionally, the budget included the 6% corporate income tax.

C. **NAA Capitol Conference** Thanks so much for allowing me to tag along for the conference. It was a great experience!

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