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TO: The Honorable Detroit City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: November 17, 2026

RE: **RESOLUTION IN SUPPORT OF MICHIGAN HOUSE BILLS PROMOTING MICHIGAN RENTAL PROPERTY TRANSPARENCY AND ACCOUNTABILITY**

Council Member Mary Waters requested the Legislative Policy Division (LPD) to produce a resolution in support of Michigan House Bills 6446, 6447, 6448, and 6449, which provide protections and transparency for Michigan renters.

Please reach out to our office if you require any further assistance.

A Resolution by Council Member Mary Waters

RESOLUTION IN SUPPORT OF MICHIGAN HOUSE BILLS PROMOTING MICHIGAN RENTAL PROPERTY TRANSPARENCY AND ACCOUNTABILITY

WHEREAS Michigan State Representative Stephanie A. Young (D-Detroit) has sponsored a bill package aimed at increasing transparency in residential rental properties by creating a statewide rental-property database and requiring landlords to comply with new reporting requirements; and

WHEREAS HB 6446 requires landlords to submit information for each rental property to the newly created state-wide database including the location of the rental property, the landlord's contact information whether they are an individual, nonprofit, corporation, etc., the contact information for an in-state agent or property manager, the name of each person that holds a beneficial interest in the rental property, and an attestation that the rental property is in compliance with all applicable state and local requirements; and

WHEREAS The landlord must also provide a copy of this information to each tenant, and a violation subjects the landlord to a civil fine of not more than $50 for each day the violation continues; and

WHEREAS HB 6447 requires the Michigan State Housing Development Authority (MSHDA) to collaborate with the Department of Technology, Management, and Budget (DTMB) to create and maintain the rental property database; and

WHEREAS HB 6448 requires landlords who do not reside in Michigan to designate an in-state agent and authorize the in-state agent to conduct business with the tenants on behalf of the landlord, and failure to do so may result in a civil fine of not more than $1,000; and

WHEREAS HB 6449 appropriates the funding necessary for the creation of the statewide rental-property database; and

WHEREAS The City of Detroit has continually struggled to deal with landlords who repeatedly skirt their legal obligations to properly maintain their rental properties, particularly where landlords are able to obscure the ownership of rental properties using various corporate entities; and

WHEREAS This legislation would benefit Detroit renters by providing much needed transparency in the ownership of rental-property and a greater deal of accountability for landlords; **NOW, THEREFORE, BE IT**

RESOLVED That the Detroit City Council hereby urges the Michigan legislature to pass Michigan House Bills 6446-, 6447, 6448, and 64449; **NOW BE IT FINALLY**

RESOLVED That copies of this resolution be transmitted to Mayor Sheffield and the Detroit delegation to the Michigan House of Representatives and Senate, and Governor Whitmer.