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## **Petition: A2 City Council, Renters Deserve the Right to Renew their Leases**

**We, the undersigned renters and residents of Ann Arbor, and would-be residents of Ann Arbor (if it weren't for gentrification), implore members of the Ann Arbor City Council to give renters the right to renew their leases by passing the Right to Renew Leases Ordinance. The Right to Renew Leases Ordinance would require that landlords offer lease renewal terms to current tenants before seeking out new tenants. If for any reason a landlord violates such a law, the landlord will owe the tenant relocation assistance payment.**



*Further explanation:*

Ann Arbor's rental laws currently inadequately protect the housing security of renters. Renters across the city face the threat of displacement at the end of each leasing cycle as landlords are empowered to decline to renew rental leases to current tenants and rent the apartment to someone else. This means that some renters have to move as often as every leasing cycle in order to find housing. This state of affairs is both costly and stressful for renters to endure.

Renters should be given the right to renew their leases if they so choose.

As City Council Members, each of you has the power propose new city ordinances as well as to make revisions to existing ones. The signatories of this petition--all of whom are residents of Ann Arbor or people who have been pushed out of the city due to unaffordable housing--ask you to support renters rights by instituting a Right to Renew Ordinance. Given that the City Council is composed of homeowners and not renters, it is of the utmost importance that you take this petition seriously. We hope that when given the opportunity, you vote yes to give Ann Arbor renters the right to renew their leases.

*Proposed Legislation -- Right to Renew Leases Ordinance:*

*Applicability.*

This article shall apply to all housing accommodations except premises otherwise subject to regulation of rents or evictions pursuant to state or federal law, to the extent that such state or federal law requires "good cause" for termination or non-renewal of



such tenancies. This article shall not apply to fraternity houses, sorority houses, or student cooperative housing.

#### *Renewal of Lease*

If a landlord does not make a good-faith offer to renew a written lease for each tenant at least 180 days before the end of the current lease period, the landlord shall pay relocation assistance as set forth below, unless the landlord has "good cause" to not offer renewal.

#### *Relocation Assistance*

The Relocation Assistance payment should be equal to two month's rent calculated using average rental rates and adjusted for number of bedrooms on the lease:

Based on available data, the payments for 2022 are as follows:

Studio: \$2,198

1 Bedroom: \$2,388

2 Bedrooms: \$3,630

3 Bedrooms: \$5,300

4+ Bedrooms: \$7,000

The payments shall be adjusted annually for inflation, on January 1 of each year commencing 2023, using the national Consumer Price Index as a standard.

#### *Good Cause*

A landlord is exempted from paying relocation assistance in any of the following circumstances:

A. The tenant has not indicated unequivocal acceptance of the offer of renewal within 30 days.

B. The landlord can demonstrate a justification for not offering renewal that would permit a termination of tenancy under the Summary Proceedings Act, MCL 600.5714,.

C. The owner seeks possession so that the owner or a member of the owner's immediate family may occupy the unit as that person's principal residence and no substantially equivalent unit is vacant and available in the same building. "Immediate family" includes the owner's domestic partner or spouse, parents, grandparents, children, siblings, as well as the siblings of the owner's domestic partner or spouse.

D. The owner will not be seeking to rent the premises for the succeeding term.

Remedies



A violation of this section constitutes a civil infraction punishable by a fine of not less than \$500.00 for the first offense, not less than \$500.00 and up to \$1,000.00 for each additional or subsequent offense.

A court may issue any judgment, writ, or order necessary to enforce this section.

To the extent allowed by law, a tenant who has been aggrieved by a violation of the section may bring a civil action for damages, plus costs and reasonable attorney fees, against the landlord. Private actions and remedies under this section shall be in addition to any actions for violations which the city may take.



## Endorsed By



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116. Alicia DuBois



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241. Matthew Gutierrez
242. Emma Melendez
243. Gabrielle Kubi
244. Mark Emmanuel Mackela
245. Ania Aizman
246. Natasha Abner (AA homeowner & former AA renter))
247. Tiffany Ng
248. Andrew Thompson
249. Bobby Madamanchi
250. Carrie Rheingans
251. Athena Bryer
252. sophia kamien
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667. Sari Grossman
668. Sun Min Jung
669. Jung Min Lee
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- 673. Shannon Clancy
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- 680. Hwayeon Cha

