



## Legislation Details (With Text)

|                        |   |                      |              |              |  |
|------------------------|---|----------------------|--------------|--------------|--|
| <b>File #:</b>         | 24-0212   | <b>Version:</b>      | 1            | <b>Name:</b> | 2/20/24 - Ordinance to Amend Chapter 105 (Housing Code) (Building Regulations) |
| <b>Type:</b>           | Ordinance   | <b>Status:</b>       | Passed       |              |  |
| <b>File created:</b>   | 2/20/2024   | <b>In control:</b>   | City Council |              |  |
| <b>On agenda:</b>      | 3/4/2024  | <b>Final action:</b> | 3/4/2024     |              |  |
| <b>Enactment date:</b> | 3/4/2024  | <b>Enactment #:</b>  | ORD-24-03    |              |  |
| <b>Title:</b>          | An Ordinance to Amend Sections 8:530 and 8:531 of Chapter 105 (Housing Code) of Title VII (Building Regulations) of the Code of the City of Ann Arbor (ORD-24-03)   |                      |              |              |  |
| <b>Sponsors:</b>       | Travis Radina, Cynthia Harrison, Jennifer Cornell, Erica Briggs, Chris Watson, Lisa Disch, Ayesha Ghazi Edwin   |                      |              |              |  |
| <b>Indexes:</b>        |   |                      |              |              |  |
| <b>Code sections:</b>  |   |                      |              |              |  |
| <b>Attachments:</b>    | 1. ORD-24-03 Briefed and Approved.pdf, 2. ORD-24-03 Briefed.pdf, 3. ELO-RTR UPDATES-REDLINE 2.16.24.pdf, 4. ELO-RTR UPDATES-Clean 2.16.24.pdf, 5. ORD-24-03 Approval Notice.pdf, 6. WLN clipping ORD-24-03 Housing Code - Public Hearing Notice.pdf |                      |              |              |  |

| Date      | Ver. | Action By    | Action                    | Result |
|-----------|------|--------------|---------------------------|--------|
| 3/4/2024  | 1    | City Council | Held and Closed           |        |
| 3/4/2024  | 1    | City Council | Adopted on Second Reading | Pass   |
| 2/20/2024 | 1    | City Council | Approved on First Reading | Pass   |

An Ordinance to Amend Sections 8:530 and 8:531 of Chapter 105 (Housing Code) of Title VII (Building Regulations) of the Code of the City of Ann Arbor (ORD-24-03)

A majority-approximately 55%-of the households in the City of Ann Arbor are renter-occupied. The City is in the midst of a housing crisis. Rental housing in the City is in high demand and short supply. This high demand has contributed to pressure on tenants to renew increasingly early into a lease period, which negatively impacts tenants both economically and non-economically.

In 2021 and 2022, the Ann Arbor City Council passed an ordinance amendment to the Early Leasing Ordinance (ORD No. 21-22) and enacted the Right to Renew Ordinance (ORD No. 22-15) to regulate leasing transactions in the interest of the health, safety, and welfare of City residents to reduce the pressure on tenants to renew early into a lease period.

Since these changes were enacted, pressure on tenants to renew early into a lease period has persisted. Tenants have reported that landlords use loopholes in the ordinance to apply pressure to tenants. (Students Report Landlords Finding Loopholes in the Early Leasing Ordinance, <https://www.michigandaily.com/news/ann-arbor/students-report-landlords-finding-loopholes-in-the-early-leasing-ordinance/>); Ann Arbor Landlords Finding Ways Around New Renter Rights Law, Some Argue, <https://www.mlive.com/news/ann-arbor/2021/11/ann-arbor-landlords-finding-ways-around-new-renter-rights-law-some-argue.html>).

The Renters' Commission and City staff continue to receive numerous complaints regarding

landlords pressuring tenants to renew leases soon into the beginning of a lease.

The attached proposed ordinance amendment will address the continued pressure on tenants to renew early into a lease period. The proposed ordinance amendment also streamlines the early leasing and right to renew ordinances into one code section to eliminate conflict and duplication.

In particular, the proposed ordinance:

- Prevents landlords from making renewal offers to current tenants earlier than 180 days from the start of the current lease;
- Clarifies and adds to the list of required information that landlords must include in a written renewal offer, including a requirement that the landlord list all changes in the terms and conditions from the current lease;
- Merges two sections into one to reduce duplicate and conflicting provisions;
- Modifies all deadlines and timing to be counted from the start of the lease instead of counted from the end of the lease for clarity.

Reviewed by: John Reiser, Senior Assistant City Attorney  
Jennifer A. Richards, Assistant City Attorney  
(See Attached Ordinance)

Sponsored by: Councilmembers Radina, Harrison, Cornell, Briggs, Watson, Disch, and Ghazi Edwin