

Legislative Analysis



REFUND DENIED RENTAL APPLICATION FEES

Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

House Bill 4891 as introduced
Sponsor: Rep. Joey Andrews
Committee: Economic Development and Small Business
Housing Subcommittee
Complete to 9-14-23

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 4891 would add a new section to 1972 PA 348, known as the landlord-tenant act, that would require landlords to refund the application fees of prospective tenants whose applications were denied.

Under the bill, a landlord that denies a prospective tenant's application for a rental unit would be required to refund any application fees paid by the prospective tenant. An applicant whose application was denied and whose application fees are not refunded could bring a civil action against the landlord for actual damages or \$1,000, whichever is greater, in addition to reasonable attorney fees and the costs of bringing the action.

A landlord would not be required to refund a background screening fee, or that portion of the application fee, if they provide the applicant with a copy of the background screening report.

Proposed MCL 554.607a

FISCAL IMPACT:

The bill would have no fiscal impact on the state or local governments.

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