



HOUSE OF REPRESENTATIVES

COMMITTEE ON JUDICIARY

REP. KELLY A BREEN

CHAIR

COMMITTEE MEETING MINUTES

Wednesday, April 17, 2024

10:30 AM

Room 521, House Office Building

The House Committee on Judiciary was called to order by Chair Breen.

The Chair requested attendance be called:

Present: Reps. Breen, Edwards, Tyrone Carter, Hope, Arbit, Dievendorf, Hoskins, Tsernoglou, Fink, Wendzel, Wozniak, Outman, Johnsen.

Absent: None.

Excused: None.

Representative Edwards moved to adopt the meeting minutes from March 13, 2024. There being no objection, the motion prevailed by unanimous consent.

The Chair laid HB 4062 and HB 4063 before the committee:

HB 4062 (Rep. Conlin)

A bill to amend 1972 PA 348, entitled "An act to regulate relationships between landlords and tenants relative to rental agreements for rental units; to regulate the payment, repayment, use and investment of security deposits; to provide for commencement and termination inventories of rental units; to provide for termination arrangements relative to rental units; to provide for legal remedies; and to provide penalties," (MCL 554.601 to 554.616) by amending the title and by adding section 1c.

HB 4063 (Rep. Morgan)

A bill to amend 1976 PA 453, entitled "Elliott-Larsen civil rights act," by amending the title and section 502 (MCL 37.2502), the title as amended by 1992 PA 258 and section 502 as amended by 1992 PA 124.

Representative Conlin testified in support of HB 4062 and HB 4063. Questions and discussion followed.

Jacob Toomey, on behalf of Representative Morgan, testified in support of HB 4062 and HB 4063. Questions and discussion followed.

Lisa Chapman, representing the Michigan Coalition Against Homelessness, testified in support of HB 4062 and HB 4063. Questions and discussion followed.

Amanda Carlisle, representing the Washtenaw Housing Alliance, testified in support of HB 4062 and HB 4063. Questions and discussion followed.

Brad Ward, representing the Michigan Realtors, testified in opposition to HB 4062 and HB 4063. Questions and discussion followed.

Jim Schaafsma, representing the Michigan Poverty Law Program, testified in support of HB 4062 and HB 4063. Questions and discussion followed.

The following people submitted a card in support of HB 4062 and HB 4063, but did not wish to speak:

Kristen Elliott, representing the Community Housing Network, Inc.
Matt McCormick, representing the Community Housing Network, Inc.
Lisa Tencer, representing the Vera Institute of Justice.
Kristie Reinewald, representing the Housing Services Mid Michigan.
Cynthia Telfer, representing the Melvindale Housing Commission.
Amy Fielder, representing the Michigan Ability Partners.
Jen Little, representing the Michigan Ability Partners.
Randall Bath, representing the Michigan Ability Partners.
Merrill Poliner, representing the Michigan Ability Partners.
Bridget Baisch, representing the Michigan Ability Partners.
Elizabeth Lindsley, representing the Michigan Ability Partners and Ann Arbor Housing Commission.
Christy Perros with Absolute Title Agency, representing the Michigan Ability Partners.
Nancy Haynes, representing the Fair Housing Center of West Michigan.
Max Glick, representing the Lighthouse Michigan.
Daniel Kelly, representing the Shelter Association of Washtenaw County.
Brian Kloviski, representing the Michigan Veterans Foundation.
Taressa B. Snyder, representing herself.
Jacob Doorn, representing the Disability Advocates of Kent County.
Heather Cole, representing the United Ways of Southwest Michigan.
Kaci Pellar, representing the Detroit Disability Power.
Catherine Distelrath, representing the Corporation for Supportive Housing.
Elizabeth Kelly, representing HOPE Shelters.
Theodore and Wendy Gantos, representing themselves.
Catherine Hevia and Martin Perry, representing themselves.
Kristina Steele, representing herself.
Christine Valentine, representing herself.
Pam Maxey, representing herself.
Niki Green, representing the Fair Housing Center of SE Mid Michigan.

John Fournier, representing the City of Ann Arbor.
Terri Legg, representing the United Way of Montcalm - Ionia Counties.
Kaitlynn Lamie, representing the Michigan Association of United Ways.
Todd Tennis, representing the Center for Civil Justice.
Mark Garcia, representing MSHDA.
Monique Stanton, representing the Michigan League for Public Policy.
Jessilyn Averill, representing the Washtenaw Housing Alliance.
Sharon Lapides, representing the Washtenaw Housing Alliance.
Heath B. Lowry, representing the Michigan Coalition to End Domestic and Sexual Violence.
Cassie Thierfelder, representing the United Way for Southeastern Michigan.
Thomas Visco, representing Michigan Community Action.
Tony Gant, representing Nation Outside.
Martha Szilagyi, representing the Lighthouse.
Joel L. Arnold, representing Communities First, Inc.
Amanda Hart, Tonya Defever, and Heather Hodge, representing the Giving Barn Community Outreach.
Allison Green, representing the Michigan Coalition Against Homelessness.
Beth Berglin, representing the Michigan Transformation Collective.

The following people submitted a card in opposition to HB 4062 and HB 4063, but did not wish to speak:

Tim Langholz, representing the NFIB.
Jim Kirsch, representing the Property Management Association of Michigan.

The Chair laid SB 205, SB 206 and SB 207 before the committee:

SB 205 (Sen. Cavanagh) A bill to amend 1972 PA 348, entitled "An act to regulate relationships between landlords and tenants relative to rental agreements for rental units; to regulate the payment, repayment, use and investment of security deposits; to provide for commencement and termination inventories of rental units; to provide for termination arrangements relative to rental units; to provide for legal remedies; and to provide penalties," (MCL 554.601 to 554.616) by amending the title and by adding section 1c.

SB 206 (Sen. Bayer) A bill to amend 1972 PA 348, entitled "An act to regulate relationships between landlords and tenants relative to rental agreements for rental units; to regulate the payment, repayment, use and investment of security deposits; to provide for commencement and termination inventories of rental units; to provide for termination arrangements relative to rental units; to provide for legal remedies; and to provide penalties," by amending section 1 (MCL 554.601), as amended by 1995 PA 79.

SB 207 (Sen. Irwin)

A bill to amend 1976 PA 453, entitled "Elliott-Larsen civil rights act," by amending the title and section 502 (MCL 37.2502), as amended by 2023 PA 6.

Senator Irwin testified in support of SB 205, SB 206 and SB 207. Questions and discussion followed.

Brad Ward, representing the Michigan Realtors, testified with a neutral position on SB 205, SB 206 and SB 207. Questions and discussion followed.

The following people submitted a card with a neutral position on SB 205, SB 206 and SB 207, but did not wish to speak:

Holly Tatman, representing the Apartment Association of Michigan.
Erika Farley, representing the Rental Property Owners Association of Michigan.
Jim Kirsch, representing the Property Management Association of Michigan.

The following people submitted a card in support of SB 205, SB 206 and SB 207, but did not wish to speak:

Niki Green, representing the Fair Housing Coalition of SE Mid Michigan.
John Fournier, representing the City of Ann Arbor.
Terri Legg, representing the United Way of Montcalm - Ionia Counties.
Kaitlynn Lamie, representing the Michigan Association of United Ways.
Todd Tennis, representing the Center for Civil Justice.
Mark Garcia, representing MSHDA.
Monique Stanton, representing the Michigan League for Public Policy.
Beth Berglin, representing the Michigan Transformation Collective.
Ashley Heldenrich, representing the Michigan Coalition Against Homelessness.

The following people submitted a card in support of SB 205 and SB 206, but did not wish to speak:

Paul Terranova, representing the MHAAction.
Theodore and Wendy Gantos, representing themselves.
Pamela Maxey, representing herself.
Artemisa Guillory, representing herself.
Holly Hook, representing herself.
Gail Rinehart, representing herself.
Dale Vass, representing himself.
Robin Applebee, representing herself.
Margaret Wisniewski, representing herself.

There being no further business before the committee, Chair Breen adjourned the meeting at 11:29 AM.

Representative Kelly Breen, Chair

Melissa Sweet
Committee Clerk
msweet@house.mi.gov

PROPOSED