



Senate Fiscal Agency
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BILL ANALYSIS



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Senate Bill 515 (Substitute S-4 as passed by the Senate)
Sponsor: Senator Stephanie Chang
Committee: Housing and Human Services

Date Completed: 10-29-25

CONTENT

The bill would amend the landlord-tenant Act to require a landlord to install at least one operational carbon monoxide device in every rental unit that had a fuel-fired appliance *provided or owned by the landlord* or that was adjacent to an enclosed garage.

A landlord that violated this requirement would be responsible for a State civil infraction and could be ordered to pay a civil fine of up to \$500.

"Carbon monoxide device" would mean a device that detects carbon monoxide, alerts occupants via a distinct and audible signal that is either self-contained in the unit or activated via a system connection, and is certified by a nationally recognized testing laboratory to conform to the latest standards of the underwriters laboratories standards. "Fuel-fired appliance" would mean an appliance that burns a carbon-based fuel, including gas, oil, coal, kerosene, biofuel, or wood.

Proposed MCL 554.601e

BRIEF RATIONALE

Carbon monoxide is a colorless, odorless gas that malfunctioning or improperly used fuel-burning appliances, like furnaces and cars, may produce. At high concentrations, carbon monoxide can be fatal. In 2023, out of 481 cases of unintentional carbon monoxide poisoning across the State, 31 resulted in death.¹ Some believe that renters are at a greater risk of carbon monoxide poisoning because landlords, not renters themselves, are responsible for the installation and upkeep of carbon monoxide detectors. A negligent landlord may endanger a renter as a result. Accordingly, it has been suggested that the State require landlords to install carbon monoxide detectors in rental units that contain a fuel-burning appliance or a garage.

PREVIOUS LEGISLATION

(This section does not provide a comprehensive account of previous legislative efforts on this subject matter.)

The bill is a reintroduction of Senate Bill 979 of the 2023-2024 Legislative Session.

Legislative Analyst: Abby Schneider

FISCAL IMPACT

The bill could have a positive fiscal impact on the State and local units of government. The bill would impose a civil fine of up to \$500. Revenue collected from civil fines is used to

¹ Michigan Department of Health and Human Services, "2023 Annual Report on Unintentional Carbon Monoxide Poisoning in Michigan", March 2025.

support local libraries. Additionally, \$10 of the civil fine would be deposited into the State Justice System Fund. This Fund supports justice-related activities across State government in the Departments of Corrections, Health and Human Services, State Police, and Treasury. The Fund also supports justice-related issues in the Legislative Retirement System and the Judiciary. The amount of revenue to the State or for local libraries is indeterminate and dependent on the actual number of violations.

Fiscal Analyst: Bobby Canell

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.