

HOUSE BILL NO. 5170

October 30, 2025, Introduced by Reps. Wilson, Dievendorf, Arbit, Paiz, Price, B. Carter, Rheingans, Conlin, Hope, MacDonell, Young, Weiss, Myers-Phillips, Wegela, Tsernoglou and Breen and referred to Committee on Regulatory Reform.

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 adding section 1f.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 **Sec. 1f. (1) A tenant in a metered or sub-metered rental unit**
2 **may request the landlord to transfer the water bill to the tenant's**
3 **name.**

1 (2) A landlord that receives a request under subsection (1)
2 shall do all of the following:

3 (a) Approve the request.

4 (b) Not later than 120 days after receiving the request under
5 subsection (1), transfer the water bill to the tenant's name.

6 (c) Ensure that the costs of the water bill are not included
7 in the tenant's rental payment.

8 (3) A landlord shall not discriminate or retaliate against a
9 tenant who makes a request under subsection (1). For purposes of
10 this subsection, discrimination or retaliation against a tenant
11 includes, but is not limited to, shutting off the tenant's access
12 to water in the tenant's rental unit, refusing to renew the
13 tenant's lease, or increasing the tenant's rental payment solely
14 because the tenant exercised the tenant's rights under this
15 section.

16 (4) A rental agreement entered into, renewed, or renegotiated
17 after the effective date of the amendatory act that added this
18 section must contain the requirements of this section.

19 (5) If this section conflicts with a federal law that
20 regulates subsidized housing, the federal law prevails.

21 (6) A local ordinance, regulation, or resolution that
22 conflicts with this section is unenforceable.

23 (7) This section applies only to a lease entered into,
24 renewed, or renegotiated after the effective date of the amendatory
25 act that added this section, in accordance with the constitutional
26 prohibition against impairments of contract as provided by section
27 10 of article I of the state constitution of 1963.

28 (8) The attorney general may commence a civil action for
29 appropriate relief, including injunctive relief, for a violation of

1 this section. An action under this section may be brought in the
2 circuit court for the county of Ingham or for a county in which the
3 defendant is located or is doing business. The court has
4 jurisdiction to restrain the violation and to require compliance
5 with this section. A tenant may bring a civil action against a
6 landlord for a violation of this section for actual damages,
7 reasonable attorney fees, and the costs of bringing the action.

8 (9) As used in this section:

9 (a) "Provider" means a public water supply as that term is
10 defined in section 2 of the safe drinking water act, 1976 PA 399,
11 MCL 325.1002.

12 (b) "Water bill" means an itemized list of services, including
13 the costs of the services, provided by a provider.