



City of Detroit Detroit City Council

FROM THE DESK OF
Mary Waters, Member At-Large
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RESOLUTION SUPPORTING “TENANT EMPOWERMENT” PACKAGE OF MICHIGAN SENATE BILLS SB19-22 AND SB372-375

WHEREAS, the City of Detroit, according to data from Data Driven Detroit, is a majority-tenant city, with approximately 62% of all residential properties in Detroit rental units¹; and

WHEREAS, the State of Michigan establishes the key provisions of tenant-landlord law that govern rental units in Detroit and throughout the state; and

WHEREAS, the City of Detroit has established the Tenant’s Rights Commission, an official entity of the City of Detroit government that hears the concerns of tenants and landlords and elevates them to other levels of government, including the Detroit City Council²; and

WHEREAS, renters have expressed concerns about landlords not being responsive to emergency repairs needed to their units, as well as challenges in receiving refunds of security deposits, all of which exacerbate the housing challenges in the City of Detroit; and

WHEREAS, renters have also expressed concerns about exorbitant fees for rental applications and rent payments, as well as ‘junk’ fees assessed for no discernible reason, all of which put undue burden on tenants and exacerbate the housing challenges in the City of Detroit; and

WHEREAS, renters have expressed concerns about discrimination in housing due to past evictions, with landlords selectively using aspects of a prospective renter’s past to deny them housing, which further exacerbates the housing challenges in the City of Detroit; and

¹ <https://outliermedia.org/detroit-census-majority-owner-occupied-city/>

² <https://www.bridgedetroit.com/next-steps-for-detroits-new-tenants-rights-commission/>

WHEREAS, these concerns have been heard by members of the Michigan State Senate, where Senate Bills 19,20,21,22, and Senate Bills 372,373,374,375 were introduced, commonly referred to as the Tennant Empowerment Package³ to:

- Ensure renters can get timely repairs done to their units and that they are protected from retribution or incurring any costs for repairs they must pay for out-of-pocket
- Ensure that tenants can both pay their rents and receive their refunds for security deposits via fee-free means
- Ensure that landlords cannot charge exorbitant or baseless fees, including caps on rental application fees; now therefore be it

RESOLVED, the Detroit City Council endorses the Michigan Senate's Tennant Empowerment package of bills, and calls upon the Michigan State House of Representatives to follow the lead of the Senate and expeditiously pass these bills; and be it

FINALLY RESOLVED, that a copy of this resolution be forwarded to the Michigan Legislature, the Governor of the State of Michigan, the members of the Detroit Tenant's Rights Commission, and the Mayor's Office as well as all parties interested in ensuring the rights of renters are protected in the City of Detroit.

³ <https://senatedems.com/irwin/2025/06/10/senate-democrats-introduce-legislation-to-support-michigan-renters/>