

# HOUSE BILL NO. 5599

March 05, 2020, Introduced by Reps. Gay-Dagnogo, Yancey, Hood, Cynthia Johnson, Garrett, Bolden, Cambensy, Hertel, Ellison, Lasinski, Kennedy, Brenda Carter, Pohutsky, Sowerby, Liberati, Stone, Anthony, Guerra, LaGrand, Tyrone Carter, Haadsma, Hope, Peterson, Elder, Hammoud, Garza, Jones and Byrd and referred to the Committee on Regulatory Reform.

A bill to amend 1846 RS 66, entitled  
"Of estates in dower, by the curtesy, and general provisions  
concerning real estate,"

(MCL 554.131 to 554.139) by adding section 40.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1           **Sec. 40. (1) A lease or license of residential property is not**  
2           **created when a social guest or social licensee occupies the**  
3           **property for less than 30 days if the owner of the property is also**  
4           **present on the property.**



1           (2) If the owner of the property requests a social guest or  
2 social licensee described in subsection (1) to vacate the property,  
3 the guest or licensee becomes a trespasser on the property.  
4 Although the owner may do so, it is not necessary for the owner to  
5 commence summary proceedings under chapter 57 of the revised  
6 judicature act of 1961, 1961 PA 236, MCL 600.5701 to 600.5759, or  
7 any other type of legal action to remove the former guest or  
8 licensee from the property.

9           (3) This section does not create a lease or a license, or  
10 imply that a lease or license is created, in favor of a social  
11 guest or social licensee who occupies residential property for  
12 longer than 30 days or when the owner of the property is not  
13 present on the property.

14           (4) As used in this section, "social guest" and "social  
15 licensee" mean an individual who is invited to enter or remain on  
16 the property for any purpose other than a business or commercial  
17 purpose with the express or implied permission of the owner or  
18 person in control of the property.

