

Responsibilities of Owners
Per Housing Licensing Code 20-04

SECTION 006 RESPONSIBILITES OF OWNERS.

Every owner shall comply with the following provisions.

- (A) At the time a new tenant occupies a vacant dwelling unit, the new tenant shall be provided with a clean, healthful, and safe dwelling unit, free of visible mold and mildew.
- (B) Maintain the public or shared areas of a dwelling or the premises in a clean, safe, and sanitary condition.
- (C) Maintain in good repair every dwelling and premises and all parts thereof, including, but not limited to, plumbing, heating, ventilating, and electrical systems, and the interiors and exteriors of dwelling and dwelling units.
- (D) Maintain all fixtures, furniture, and furnishings that are furnished by the owner in a safe condition and in good repair, compliant with the manufacturer's requirements.
- (E) Display in a conspicuous place in a common way of the dwelling or dwelling unit a copy of the housing license or attach a copy of the then current Housing License to the holder at the time of execution of the lease, or include the following provisions in the lease:

"The Charter Township of Union regulates rental properties within the Township. Your Landlord will provide you a copy of the current housing license for your property without charge upon your written request to the Landlord. You may also acquire a copy of the current housing license for your property by contacting the Charter Township of Union Rental Inspector at 989-772-4600."
- (F) Include within the terms of every written lease the provisions set forth in the Township's Nuisance Party Ordinance.
- (G) Cooperate with and assist the township in the enforcement of the Township's Nuisance Party Ordinance.
- (H) An owner or agent shall not allow a dwelling unit to be occupied by more persons than such dwelling unit is licensed for or allow any portion of the dwelling unit to be occupied in such a manner that any of the provisions of this Code are violated.
- (I) Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner and

installed in accordance with the manufacturer's installation instructions with the required permits.

- (J) Equipment, systems, devices, and safeguards required by this Code or a previous regulation or Code under which the building was constructed, altered, or repaired shall be maintained in good working order. No owner, operator or occupant shall cause any service, facility, equipment or utility which is required by applicable law to be removed from or shut off for any occupied dwelling or dwelling unit, except for such temporary interruption as necessary while repairs or alterations are in progress. The requirements of this Code are not intended to provide the basis for removal or abrogation of fire protections and safety systems and devices in existing buildings.
- (K) All water leaks shall be properly repaired.
- (L) All locations within the building for which the Landlord is responsible for under the Lease, shall be kept free of visible mold, mildew, and other environmental hazards.
- (M) In compliance with provisions of the Housing Law of Michigan (Public Act 167 of 1917, as amended, being MCL 125.401 – MCL 125.543), the owner shall provide the Rental Inspector access to unit(s) for inspection during reasonable hours if any of the following apply:
 - (1) The lease authorizes entry to the unit(s) for inspection purposes.
 - (2) A tenant has made a complaint to the Rental Inspector.
 - (3) The unit is vacant.
 - (4) The Township serves an administrative warrant ordering the owner to provide access.
 - (5) A tenant has consented to the inspection. The owner shall notify the tenant of the Rental Inspector's request to inspect the tenant's unit and shall make a good-faith effort to obtain the tenant's consent for the inspection. If a tenant is not present during the inspection, the Rental Inspector will accept the owner's representation that a tenant has consented to the inspection.
- (N) The owner shall also provide the Rental Inspector access to all public, utility, and other service and common areas of the building(s) and premises for inspection.
- (O) Comply with other applicable provisions of this Code.