

ORDINANCE NO. 7-06

First Reading : February 21, 2006
Public Hearing : March 20, 2006

Approved: March 20, 2006
Published: March 26, 2006
Effective: April 5, 2006

HOUSING CODE
(ENTRY TO SHOW PREMISES AND TIME
FOR RENTAL AGREEMENTS)

AN ORDINANCE TO AMEND CHAPTER 105 OF TITLE VIII OF THE CODE OF THE CITY OF ANN ARBOR BY ADDING A NEW SECTION 8:530.

The City of Ann Arbor Ordains:

Section 1. That Section 8:530 be added to Chapter VIII of the Code of the City of Ann Arbor to read as follows:

8:530. Entry to Show Premises and Time for Rental Agreements.

(1) Notwithstanding any other provisions of this Chapter, a landlord of residential premises shall not:

- (a) enter the leased premises for the purpose of showing the premises to prospective tenants until 90 days of the current lease period has passed; or
- (b) enter into an agreement to rent the leased premises to another tenant for a subsequent lease period until 90 days of the current lease period has passed.

(2) This section does not apply under any of the following conditions:

- (a) the entry is for the purpose of subletting;
- (b) the current lease period is less than nine (9) months in its entirety;
- (c) a summons and complaint to recover possession of the premises has been filed and served on the current tenant in accordance with all laws and rules applicable to summary proceedings to recover possession of premises;
- (d) the tenant has given notice in writing to the landlord that the tenant does not seek renewal of the lease for a subsequent lease period;

(e) the tenant, of his or her own will, has terminated his or her occupancy of the leased premises and his or her right under the lease to possession of the premises.

(3) Except as otherwise provided in this section, at the time of entering into a written lease agreement a landlord shall provide to each tenant a copy of this entire code section separate from the written lease agreement, until such time that this ordinance is incorporated into the "Rights and Duties of Tenants" booklet.

(4) If there is no written lease, then the landlord shall provide a copy of this entire code section, upon which is written the term of the current unwritten lease, to each tenant, until such time that this ordinance is incorporated into the "Rights and Duties of Tenants" booklet.

(5) A violation of this section shall be a civil infraction punishable by a civil fine of up to \$1,000.00, plus costs and all other remedies available by statute.

(6) The City Council shall review the operation of the provisions of this section and recommend changes that council deems appropriate, if any, before the first meeting in April 2007.

Section 2. That this ordinance shall take effect on the tenth day after legal publication.

As Amended by City Council on February 21, 2006 and March 20, 2006