

2025 MICHIGAN LEGISLATIVE SESSION REPORT



Community Associations Institute (CAI) Michigan Legislative Action Committee (MILAC) spent the 2025 legislative session advocating on behalf of the [approximately 1,450,000 Michiganders living in 588,000 homes in more than 9,000 community associations](#) across the state.

In March, MILAC convened in Lansing to advocate for issues that directly impact homeowner associations, condominiums, and housing cooperatives throughout Michigan. MILAC also hosted a luncheon that was attended by 10 legislators and more than 50 legislative staff. Discussions covered several critical issues that MILAC focused on during the 2025 legislative session, including the Marketable Title Record Act and reserve study requirements, and improving laws passed in previous legislative sessions, including the Homeowners Energy Policy Act.



The Michigan legislature operates in a two-year session, starting in January of odd-numbered years and running through the end of even-numbered years, with business carrying over between years, effectively meeting most of the time with recesses, adjourning late December, and continuing to function year-round within that biennial period. [Learn more about how laws are created in Michigan.](#)

In 2025 the legislature was in session between January 8 and December 31. It will reconvene January 14, 2026. During the 2025 session, MILAC tracked over 45 pieces of legislation either directly or indirectly impacting community associations in the state. Below are the highlights from the 2025 portion of the legislative session.

SUPPORTING

CAI LACs support legislation that aligns with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

[HB 5045](#) & [HB 5046](#) - Foreclosure Deeds

MILAC **supports** these bills that affect redemption rights following a foreclosure sale. Under these bills, a deed following a foreclosure sale must be recorded within 20 days after the date of the sale. If a deed is not recorded within the 20-day period, then the redemption period and interest will begin to accrue as of the date that the deed is recorded, giving a longer redemption period.

These bills align with CAI's public policies pertaining to foreclosure. CAI's [public policy on Third-Party Lender Foreclosures](#) endorses legislation that provides a fair and equitable foreclosure process by third-party lenders that protect homeowners, property values, and the financial health of community associations. Additionally, CAI's [public policy on Foreclosures by Community Associations to Collect Delinquent Assessments](#) endorses equitable and timely processes for the foreclosure of association liens for common expense assessments. CAI believes foreclosure should be a final resort after there have been reasonable attempts to compel owners to fulfill their financial obligations.

Status: Both bills referred to Committee on Regulatory Reform; Carried into 2026.

SB 423 – Property Tax Foreclosure Relief

MILAC **supports** this legislation, which offers payment reductions or plans to help property owners avoid losing homes to tax foreclosure, protecting HOA liens. This bill aligns with CAI’s public policies pertaining to foreclosure. See description of HB 5045 & HB 5046 above for more information on these public policy positions as they pertain to foreclosures.

Status: Passed Senate, Referred to House Committee on Government Operations; Carried into 2026.

SB 278 - Expands Beneficiaries Under the State Housing Development Authority

MILAC **supports** this legislation, which would modify existing housing regulations to better support affordable housing development by updating definitions and expanding the scope of eligible applicants and projects. Funding from the Michigan Housing and Community Development Fund would be allocated to address housing needs for low, very low, extremely low, and middle income households, with a focus on downtown areas or adjacent neighborhoods. The allocation plan includes provisions for earmarking funds towards specific housing needs, such as supportive housing and housing for people with disabilities, while promoting public engagement through hearings and virtual participation options. The bill outlines loan and grant options for various types of housing-related projects, with a mandate for the authority to report annually on the fund’s expenditures, outcomes, and areas served.

As a shortage of affordable housing located near employment and transportation continues, [CAI engages in conversations on how condominiums and housing cooperatives can be positioned as solutions for housing affordability](#). CAI **supports** efforts to increase access to affordable and stable housing for all people, including those who choose to rent or own homes in community associations, so the dream of homeownership can become a reality. CAI also **supports** the establishment of diverse housing options along the spectrum of affordability, including middle housing and workforce housing options, given that protections for existing community associations are preserved.

Status: Referred to Committee on Housing and Human Services; Carried into 2026.

HB 4363 – Repeal the Homeowners Energy Policy Act

MILAC **supports** HB 4363, a bill to repeal the Homeowners Energy Policy Act, in addition to continuing to advocate for fixes to the original bill that it opposed. Per its [public policy on Environmental Sustainability](#), CAI **supports** environmental and energy efficiency policies that recognize and respect the governance and contractual obligations of community association residents as the best mechanism to enact sustainable environmental policies.

CAI **supports** efforts by state legislatures to empower community associations to build consensus-based solutions regarding environmental initiatives, and opposes government and interest group efforts to override community policy or deed restrictions on single interest issues.

Enacted in 2024, the original legislation infringes on the ability of community associations to determine the best environmental policy for its owners and residents. MILAC saw this bill as a flawed effort to promote sustainable energy in the State of Michigan and lobbied against its enactment. In addition, the bill had a number of other issues with terminology and lack of definitions. The original legislation severely curtails the ability of community associations to make independent decisions regarding the installation of solar panels and other perceived energy-saving devices and would mandate these items be permitted over the objection of a majority of the community. It overrides the architectural review authority of Michigan communities and creates confusion in determining the primary responsibility for maintenance, repair, and replacement of solar panels and the roofing on which it is installed. The bill also lacks information on insurance implications of changes to common elements to install energy saving improvements and solar panels

Status: Discharged from committee twice and re-referred to Committee on Energy; Carried into 2026.

OPPOSING

CAI LACs oppose legislation that is at odds with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

SB 19–22, [SB 372](#), [SB 374–375](#) - Landlord-Tenant Bills

MILAC **opposes** [SB 19-22](#), a package of pro-tenant bills. MILAC has concerns around provisions in the bill allowing tenants to perform repairs and deduct costs from rent, which could negatively impact HOAs that become landlords through foreclosure. The bill could also allow tenants to withhold HOA fees, jeopardizing financial stability. MILAC also **opposes** [SB 372](#), which would allow tenants to provide their own background checks and cap landlord application fees at \$25. MILAC believes this cap is too low to cover actual cost. MILAC also **opposes** [SB 374](#), which would allow tenants to seal and expunge eviction records. This could be harmful as landlords need this information to evaluate potential

tenants. Lastly, MILAC **opposes** [SB 375](#), which amends the Truth in Lending Act, introducing pro-tenant, anti-landlord terms like mandatory arbitration and payment application rules.

Per its [public policy on Tenants in Community Associations](#), CAI supports a balanced approach concerning the role of tenants in community associations, including the integration of tenants into the community on an equal basis while protecting traditional property rights, including reasonable regulation of transient occupancy and tenant compliance with association standards. It is necessary and prudent to ensure that tenants within the community adhere to the restrictions and regulations governing all residents.

Status: Bill package carried into 2026.

SEEKING AMENDMENTS

CAI LACs work with legislators to champion amendments to legislation to help the language better align with CAI's public policy positions on any given topic impacting the community association industry.

[HB 4524](#) - Marketable Record Title Act

Enacted in December 2022, PA 235 amended MCL 565.104 to exclude any land use restriction from applicability of the MRTA. However, there was a significant risk that after March 29, 2024, the MRTA could be used to invalidate recorded restrictions older than 40 years. MILAC **supported** an extension in 2024, which eventually passed as Public Act 20 of 2024, giving community associations until September 29, 2025, to take steps to preserve their recorded restrictions by recording a notice of claim.

In 2025, HB 4524 revised Michigan's Marketable Record Title Act. An **amendment successfully** championed by MILAC exempts condominiums and most homeowners associations from extinguishment under this legislation, provided original restrictions were recorded after January 1, 1950. The amendment also adds clarifying language, removing uncertainties for many associations.

Per its [public policy on the Marketable Title Record Act](#), CAI supports legislation that permits the recorded governing documents of community associations to be enforceable in perpetuity, including restrictions on the nature of the community even where there is no community association.

Status: Successfully made into law. Assigned PA 13'25 with immediate effect

MONITORING

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

HB 272 – Condominiums and Undeveloped Land

MILAC is [monitoring](#) this legislation, which aims to clarify that site condominiums are not subject to section 67 of the Condominium Act. It allows developers up to ten years from the recording of the master deed to withdraw undeveloped land or convert undeveloped condominium units to "must be built" without consent from other stakeholders. Under this legislation, if the developer does not act within this timeframe, co-owners may vote to revert the undeveloped land to common elements, with construction rights on that land ceasing. The modification clarifies the definition of "undeveloped land" and outlines procedures for amendments to condominium documents and plans. MILAC is monitoring the bill for potential retroactive impacts on community associations.

Status: Referred to Committee on Housing and Human Services; Carried into 2026.

HB 4850 - Requires Automatic Sprinkler Systems in Parking Spaces for EVs In Multifamily Dwellings

MILAC is [monitoring](#) this legislation, which mandates automatic fire sprinkler systems be installed in parking areas designated for electric vehicles in new commercial and multi-family residential buildings, excluding single-family and small detached dwellings. Existing buildings with such parking spaces must comply within 180 days of the law's effective date. The joint committee on administrative rules is tasked with establishing installation standards for these sprinkler systems. The definition of an electric vehicle is specified as a vehicle solely powered by electrical energy, without the capability to use gasoline or diesel. The bill requires retrofitting within 180 days of the law becoming effective, which could be costly for community associations.

Status: Referred to Committee on Regulatory Reform; Carried into 2026.

HB 5153 – Assignment of Redemption Rights

MILAC is [monitoring](#) this legislation, which restricts the transfer of redemption and surplus rights after foreclosure notice, clarifies procedures for redemption and surplus claims, and ties its enactment to related legislation. CAI's [public policy on Third-Party Lender Foreclosures](#) endorses legislation that provides a fair and equitable foreclosure process by

third-party lenders that protect homeowners, property values, and the financial health of community associations.

Status: referred to Committee on Economic Competitiveness; Carried into 2026.

HB 5103 – Shoreline Erosion Restrictions

MILAC is [monitoring](#) this legislation, which proposes amendments to Michigan’s Natural Resources and Environmental Protection Act that would allow property owners along the Great Lakes to install temporary “soft” erosion control structures—such as sandbags and geotextile tubes—without a state permit, provided specific conditions are met and proper notice is filed with state and local authorities. The bill expands material options, streamlines compliance, and defers permitting authority to local governments with consistent ordinances. These changes could reduce costs and administrative burdens for community associations managing shoreline properties.

Status: Referred to Committee on Rules; Carried into 2026

HB 4049/HB 4050 – Chickens and Hens in Residential Areas

MILAC is [monitoring](#) this legislation. Together, these bills would permit raising 5 egg-laying hens and chickens on property at least 1/4 acre in size, with 5 hens permitted for every 1/4 acre up to 25 chickens. HB 4049 only applies to zoning regulations and does not appear to invalidate restrictions that prohibit chickens. HB 4050 would require the state adopt generally accepted agricultural and management practices to help owners understand their responsibilities.

Per its [public policy on Government Regulations of Community Associations](#), CAI believes that governance should occur at the lowest possible level. Legislatures and regulatory agencies should acknowledge the right of self-determination by owners who elect volunteers and have a vested interest in their own communities. CAI supports legislation that is necessary for the overall welfare of community associations and encourages state governments to give favorable treatment to the uniform community association acts.

Status: Both bills referred to Committee on Agriculture; Carried into 2026

Track MI Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

CAI MI LAC and Chapter Contact Information

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Review CAI's Public Policy Positions



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