

## Regular Meeting Of Lansing City Council

**Tony Benavides Lansing City Council Chambers  
David C. Hollister Lansing City Hall  
124 W. Michigan Avenue, 10<sup>th</sup> Floor  
Lansing, Michigan**



**Agenda for January 5, 2026 at 7:00 PM**

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TO THE HON. MAYOR AND MEMBERS OF THE CITY COUNCIL:

The following items were listed on the agenda in the City Clerk's Office in accordance with Section 3-103(2) of the City Charter and will be ready for your consideration at the regular meeting of the City Council at the Tony Benavides Lansing City Council Chambers, 10th Floor, City Hall.

### **Roll Call**

### **Meditation and Pledge of Allegiance**

### **Special Orders**

1. Election of City Council President and Vice President for 2026 (PEND-4267)

### **Approval of Printed Council Proceedings**

2. December 15, 2025

**Consideration of Late Items** (Suspension of Council Rule #9 is needed to allow consideration of late items. Late items will be considered as part of the regular portion of the meeting to which they relate.)

### **Tabled Items**

### **Special Ceremonies and Presentations**

### **Comments by Council Members and the City Clerk**

### **Community Event Announcements** (Time, place, purpose, or definition of event – 1 minute limit)

### **Speaker Registration for Public Comment on Legislative Matters**

Speakers at the meeting must sign up on BLUE form by the deadline announced by the City Clerk.

Virtual Participation is available for Public Comment on Legislative Matters. Sign up by 6:30 p.m. using the following link: <https://events.gcc.teams.microsoft.com/event/92405d2e-f8af-4ec5-8dc9-b305f2a0e45e@87509dee-095b-4ff8-ba5a-0035cdfc715d>

### **Mayor's Comments**

### **Show Cause Hearings**

**Public Comment on Legislative Matters** (Legislative matters consist of the following items on the agenda: public hearings, resolutions, ordinances for introduction, and ordinances for passage. The public may comment for up to three minutes. Speakers must sign up on BLUE form.)

### **Scheduled Public Hearings**

### **Council Consideration of Legislative Matters**

### **Referral of Public Hearings**

**Consent Agenda**

**Resolutions for Action**

**Reports from Council Committees**

**Ordinances for Introduction and Setting of Public Hearings**

**Ordinances for Passage**

**Speaker Registration For Public Comment On City Government Related Matters**

**Reports Of City Officers, Boards, And Commissions; Communications And**

**Petitions; And Other City Related Matters** (Motion that all items be considered as being read in full and that the proper referrals be made by the President)

**Item(s) from the City Clerk re:**

3. Minutes of Boards and Commissions placed on file in the Clerk's Office
4. Elected Officers Compensation Commission; setting the first meeting for the 2026 session (PEND-4274)
5. Polling Places; relocation of multiple precincts (PEND-4298)
6. Annual Comprehensive Financial Report for FY 2024-2025

**Item(s) from the Mayor re:**

7. Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code (PEND-4292)
8. Setting a Public Hearing on Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code (PEND-4293)
9. Adding Section 1460.05 to establish a unified system of violation notices (PEND-4294)
10. Setting a Public Hearing on Adding Section 1460.05 to establish a unified system of violation notices (PEND-4295)
11. Amending Chapter 1460 to clarify and update the regulation and certification of rental properties (PEND-4296)
12. Setting a Public Hearing on Amending Chapter 1460 to clarify and update the regulation and certification of rental properties (PEND-4297)

**Communications and Petitions**

13. Communication from Ali Peeler requesting an independent forensic audit of City finances
14. Letter from REO Town Commercial Association regarding parking

**Motion Of Excused Absence**

**Remarks By Council Members**

**Remarks by the Mayor or Executive Assistant**

**Public Comment on City Government Related Matters** (City government related matters are issues or topics relevant to the operation or governance of the city. The public may comment for up to three minutes. Speakers must sign up on YELLOW form.)

## **Adjournment**

A handwritten signature in black ink that reads "Chris Swope". The signature is written in a cursive, flowing style.

### **Chris Swope, City Clerk**

Persons with disabilities who need an accommodation to fully participate in this meeting should contact the City Clerk's Office at (517) 483-4131 (TTY 711). 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation request.

**Resolution #2026-###**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, a nomination for President and Vice President for the Lansing City Council in 2026 was made on January 5, 2026; and

WHEREAS, Council Member \_\_\_\_\_ nominated Council Member \_\_\_\_\_ as President; and

WHEREAS Council Member \_\_\_\_\_ nominated Council Member \_\_\_\_\_ as Vice President.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council elects Council Member \_\_\_\_\_ as President and Council Member \_\_\_\_\_ as Vice President for the Lansing City Council year of 2026.



**Official Proceedings of the City Council  
City of Lansing  
December 15, 2025**

Tony Benavides Lansing City Council Chambers  
Lansing, Michigan

The City Council of the City of Lansing met in regular session and was called to order at 7:00 p.m. by President Kost.

PRESENT: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

ABSENT: None

A quorum was present.

Council President Kost asked people to remember the victims of mass shootings in Australia and at Brown University recently and Council Member Garza asked people to remember Michael Maddaloni, who recently passed away, during the moment of Meditation. The Council observed a moment of Meditation followed by the Pledge of Allegiance led by President Kost.

**Approval of Printed Council Proceedings**

By Vice President Carter

To approve the printed Council Proceedings of December 8, 2025

Motion Carried

**Special Ceremonies**

Appointment; Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029

**Resolution #2025-304**

By the Committee on Development and Planning  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Melissa White as a Resident member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors for a term to expire July 31, 2029.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Melissa White as a member of the South Martin Luther King Jr. Boulevard Corridor Improvement Authority Board of Directors.

Appointment; Jeffrey Hank as a Business Representative member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029

**Resolution #2025-305**

By the Committee on Development and Planning  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029; and

WHEREAS, Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Jeffrey Hank as a Business Owner member of the Michigan Avenue Corridor Improvement Authority Board of Directors for a term to expire June 30, 2029.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Jeffrey Hank as a member of the Michigan Avenue Corridor Improvement Authority Board of Directors.

Appointment; Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028

**Resolution #2025-306**

By the Committee on Development and Planning  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028; and

WHEREAS, the Mayor's office confirmed with this resolution that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee on Development and Planning met on December 10, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Shaharyar Manawar as a City of Lansing member of the Local Development Finance Authority Board for a term to expire June 30, 2028.

By Council Member Garza

Motion Carried

City Clerk Swope administered the Oath of Office to Shaharyar Manawar as a member of the Local Development Finance Authority Board.

**Comments by Council Members and the City Clerk**

Council President Kost thanked City Council, City Council Staff, Attorney's Office, Mayor's Office and the people who attended Council meetings. He expressed that it has been an honor to serve as Council President this year. He recognized Brian T. Jackson and Jeffrey Brown for their service as Council Members.

Vice President Carter shared similar wishes as Council President Kost, and thanked members of the City Council, Council Staff, Attorney's Office, Mayor's Office. She recognized Brian T. Jackson and Jeffrey Brown for their service as Council Members.

Council Member Hussain shared similar wishes as Council President Kost and Vice-President Carter. He also remarked on the Churchill Downs Holiday Neighborhood Party and his support of Melissa White's appointment.

Council Member Brown expressed thanks for the opportunity to serve the Community.

Council Member Jackson thanked members of the City Council current and past, and shared a warning that there are powers who believe that they are more important than the people.

City Clerk Swope thanked Intern Sahand Mustafa for his internship with the Clerk's Office.

**Community Event Announcements**

Nick Zande spoke about Christmas Caroling at the State Capitol Christmas Tree, the Ingham County Democratic Party Holiday Party, and a fundraiser for the Lansing First Presbyterian Church Food Pantry.

**Speaker Registration for Public Comment on Legislative Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on legislative matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

**Mayor's Comments**

Mayor Schor expressed gratitude to Council Members Brown and Jackson for their service to the City. Then, he provided updates on Lansing City SEED emerging developer program, road fixing suggestion list, 11 new hires to Lansing Police Department and 8 more in the Police Academy, and the budget cuts made unilaterally by the Michigan House of Representative Appropriations Committee that has a dramatic impact on the City of Lansing.

Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 810 Beulah St.

Council Member Pehlivanoglu gave an overview of the Show Cause Hearing.

Comment on Scheduled Show Cause Hearings:

No one from the public spoke in regard to the Show Cause hearing.

Referral of Show Cause Hearings

Orders to Make Safe or Demolish to the owners of 810 Beulah St.  
Referred to the Committee on Public Safety

Public Comment on Legislative Matters

Legislative Matters included the following public hearing:

Parks and Recreation Master Plan 2026-2030

Vice President Carter gave an overview of the public hearing.

Public Comment on Legislative Matters:

Ingham County Treasurer Alan Fox spoke about the transfer of all unsold tax reverted properties to the Ingham County Treasurer.

Lorretta Stanaway spoke about her concern with lack of discussion of cemeteries in the Parks and Recreation Master Plan 2026-2030

Ivan Droste spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Carver spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Aaron Thomas spoke about the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Jody Washington spoke against the Payment in Lieu of Taxes (PILOT); Pinebrook Manor, 5911 S. Waverly Rd.

Clerk Swope acknowledged several written communications.

Legislative Matters

Referral of Public Hearings

Parks and Recreation Master Plan 2026-2030  
Scheduled to be voted on later this evening. No referral.

Consent Agenda

By Vice President Carter

To approve all remaining items on the Consent Agenda.

Motion Carried

Resolution #2025-307

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, in Resolution 2021-093, the City of Lansing established three Social Districts within the City, the Downtown Social District, the REO Town Social District, and the Old Town Social District; and

WHEREAS, RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 is located within the previously established commons area of the Downtown Social District; and

WHEREAS, the Committee of the Whole reviewed the request with affirmative action taken; and

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council, hereby approves the request from RBM Properties LLC, DBA Grewal Hall at 224, 224 S. Washington Sq., Lansing MI 48933 to be added as a qualified licensee to the Downtown Social District.

BE IT FINALLY RESOLVED, the City Clerk shall notify the Michigan Liquor Control Commission of the addition of the above entity as qualified licensees who may apply for a social district permit.

Adopted as part of the Consent Agenda

**Resolution #2025-308**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the Lansing Police Department (LPD) applied to the Department of Justice (COPS) for funds to be dedicated to replicate the "2025 LPD Safe Summer" Initiative; and

WHEREAS, LPD was informed September 10, 2025, that it has been approved to receive grant funding reimbursement of salaries and fringes; and

WHEREAS, the total grant compensation is \$175,000 of which \$17,500 is dedicated to admin costs, while \$157,500 is dedicated to enforcement and engagement; and

WHEREAS, there is no local match; and

WHEREAS, LPD plans to utilize the grant funds to fund dedicated patrol officers during the high-volume call and high crime periods of the year (May-October). The officers are assigned to areas and tasks associated with weekly crime data, crime patterns and special requests for police attention; and

WHEREAS, the grant period is October 1, 2025 through September 30, 2027.

NOW, THEREFORE, BE IT RESOLVED, the Lansing City Council approves acceptance of the \$175,000 grant from the Department of Justice (COPS).

BE IT FINALLY RESOLVED, that the Administration is authorized to create appropriate accounts and to make the necessary operating transfers for the expenditure and control of the balance of the awarded grant funds.

Adopted as part of the Consent Agenda

**Resolution #2025-309**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, Stoopfest Inc. has requested a resolution of recognition as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license pursuant to MCL 432.103a ; and

WHEREAS, the City Attorney has reported that, based on a review of the documentation submitted, the applicant qualifies as a Local Nonprofit Organization; and

WHEREAS, the Stoopfest Inc. is annual music festival held within the City of Lansing.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, recognizes Stoopfest Inc as a Local Nonprofit Organization operating in the City of Lansing for the purpose of obtaining a charitable gaming license.

BE IT FURTHER RESOLVED the City Clerk is requested to provide a copy of this resolution to the Stoopfest Inc of 3118 Sablain Parkway Drive.

Adopted as part of the Consent Agenda

**Resolution #2025-310**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, the Mayor has made the recommendation for the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029; and

WHEREAS, the Mayor's office has confirmed with this resolution, that they have vetted the applicant based on the original application and believes that the applicant meets the qualifications as required by the City Charter; and

WHEREAS, the Committee of the Whole met on December 15, 2025 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the reappointment of Dr. Thomas Woods as an At-Large member of the Human Relations and Community Services Advisory Board for a term to expire June 30, 2029.

Adopted as part of the Consent Agenda

**Resolutions**

**Resolution #2025-311**

By the Committee on Development and Planning  
Resolved by the City Council of the City of Lansing

Resolution to Establish an Obsolete Property Rehabilitation Act District at 323-327 S. Washington Square, Lansing, Michigan

WHEREAS, pursuant to PA 146 of 2000, the Obsolete Property Rehabilitation Act (the "Act"), the City of Lansing has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Lansing, and

WHEREAS, Wormwood, LLC, hereinafter called the "Developer" has requested in writing that the City of Lansing establish an Obsolete Property Rehabilitation District (the "District") as enabled by the Act, for the property commonly known as 323-327 S. Washington Square, Lansing, Michigan, and

WHEREAS, the Developer is the legal owner of greater than fifty percent (50%) of all taxable value of the property located within the proposed District, and

WHEREAS, it is determined that the District meets the requirements set forth in section 3(1) of PA 146 of 2000, and

WHEREAS, the Act requires that before establishing the DISTRICT the Lansing City Council shall give written notice by certified mail to the owners of all real property within the proposed District and shall hold a public hearing in order to provide an opportunity for owners, residents or other taxpayers of the City of Lansing to appear and be heard regarding the establishment of the District and that such notice was given and said public hearing was held on December 8, 2025.

NOW THEREFORE BE IT RESOLVED that the following property is hereby approved and established as an Obsolete Property Rehabilitation DISTRICT as provided by Public Act 146 of 2000 legally described as:

323 S. Washington Square (Tax Parcel No. 33-01-01-16-405-082):

N 22 FT LOT 8 & S 21 FT LOT 9 BLOCK 129 ORIG PLAT

327 S. Washington Square (Tax Parcel No. 33-01-01-16-405-111):

S 1/2 OF N 2/3 LOT 8 BLOCK 129 ORIG PLAT; and

BE IT FINALLY RESOLVED that this resolution shall not be construed as the City Council's approval of any future application for an Obsolete Property Rehabilitation Exemption Certificate for the Developer or any other applicant.

By Council Member Garza

Motion Carried

**Resolution #2025-312**

By the Committee on Development and Planning  
Resolved by the City Council of the City of Lansing

Resolution Objecting to the Transfer of Seven of the Eight Unsold Tax Reverted Properties from the Ingham County Treasurer to the City of Lansing

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the "Act", established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the "Treasurer"), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on March 31<sup>st</sup> immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that City on which the Treasurer has foreclosed that has not been sold prior to December 1<sup>st</sup> of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that City fee simple title to the property on that list;

and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does wish to obtain from the Treasurer property at 308 E Cesar E Chavez Avenue (33-01-01-09-404-031) upon which the Treasurer has foreclosed but not sold; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any other property upon which the Treasure has foreclosed but not sold, because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk, except for 308 E Cesar E Chavez Avenue (33-01-01-09-404-031), and said transfers are, therefore, refused:

**2025 Rejection List  
City of Lansing**

PARCEL	ADDRESS	LEGAL
33-01-01-03-376-161	N HIGHT ST (2116)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 03/08/2026. LOT 58 PARK MANOR HEIGHTS
33-01-01-08-282-161	ROOSEVELT AVE (1312)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 11/16/2026. W 39.5 FT LOT 114 & S 33 FT OF N 66 FT LOT 119 KNOLLWOOD PARK
33-01-01-09-180-011	1342 N WALNUT	S 21 FT LOT 8 & N 26 FT LOT 7; SMITH'S SUB OF LOT 3 & PART OF LOT 4 BLOCK 25
33-01-01-09-430-401	E MAPLE ST (528)	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 04/11/2027. LOT 2 EXC W 1 R ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT
33-01-01-21-431-045	613 AVON ST	W 2 R LOTS 44 & 46 TORRANCE FARM ADD
33-01-01-28-102-181	W MT HOPE AVE (619)	LOT 6 DUPLEX PARK ADD
33-01-05-06-427-065	HORACE RD	PROPERTY EXEMPT FROM AD VALOREM TAXES AND ASSESSED ON THE SPECIAL ACT ROLL PURSUANT TO PA 261 OF 2003 EXPIRING 01/05/2027. N 116 FT LOT 179 WEBSTER FARM SUB NO 3

By Council Member Garza

Motion Carried

**Resolution #2025-313**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, in order to be eligible to receive grant funds from the Michigan Department of Natural Resources (MDNR) a five (5) year parks recreation plan, meeting their plan content criteria, has to be on file with the MDNR; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030; and

WHEREAS, the most recent Five-Year Plan expires on December 31, 2025.

WHEREAS, the Department of Natural Resources and Environment requires a public hearing before the local legislative body regarding the Five-Year Plan; and

WHEREAS, the Park Board reviewed the Parks and Recreation Draft Master Plan 2026-2030, at its meeting on October 8, 2025 and moved that the Draft Master Plan be forwarded to the Mayor; and

WHEREAS, the Mayor forwarded the Draft Master Plan 2026-2030 to the City Council; and

WHEREAS, the City Council Committee of the Whole has reviewed the Draft Master Plan; and

WHEREAS, amendments to the Master Plan may be made by the City Council only after a public hearing is held.

WHEREAS, a public hearing has been held on December 15, 2025 and public comment received regarding the Draft 2026-2030 Parks and Recreation Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Parks and Recreation Master Plan 2026–2030 and capital improvements scheduled for grants.

BE IT FINALLY RESOLVED that the Parks and Recreation Department is to forward the Parks and Recreation Master Plan 2026-2030 to the MDNR for review and approval.

By Vice President Carter

Motion Carried

## Ordinances for Passage

### Passage of Ordinance

An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore

Nays: None

By Vice President Carter to give the Ordinance immediate effect

Motion Carried

### Ordinance #1345

**An ordinance of the City of Lansing, Michigan, to amend Chapter 812, Section 812.01 of the Lansing Codified Ordinances to modify the boundaries of the Principal Shopping District, as well as Zone B and Zone C North.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 812, Section 812.01 of the Code of Ordinances of the City of Lansing, Michigan be and is hereby amended to read as follows:

812.01. - Definitions.

As used in this chapter:

*Principal Shopping District* means the area of the City with the following boundary, including parcels having frontage on the boundary: Beginning at the intersection of the West right-of-way line of S. Capitol Avenue and the north right-of-way line of W. St. Joseph Street (the "Point of Beginning"), proceeding North along S. Capitol Avenue right-of-way line to the center line of W. Washtenaw Street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the center line of W. Saginaw Street, east along the W. Saginaw Street center line to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the north right-of-way line of W. Grand River Avenue, east along the W. Grand River Avenue right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along Clinton Street right-of-way to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center line of N. Cedar Street, south along the N. Cedar Street center line to the south right-of-way line of East Grand River Avenue, east along the E. Grand River Avenue right-of-way line west along the W. Saginaw Street center line to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along Saginaw Avenue to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, east along the E. Shiawassee Street center line to the west right-of-way line of the Conrail CSX railway right-of-way, south along the Conrail CSX railway right-of-way line to the south right-of-way line of E. Michigan Avenue, west along the E. Michigan Avenue right-of-way to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, then west along E. Kalamazoo Street center line to the center line of S. Larch Street, then south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the point of beginning.

*Right-of-way* means any land falling between property lines, including streets and sidewalks.

*Temporary encroachment* means any object placed in the right-of-way, such as a table, chair, display rack, surface level sign, or pushcart.

*Zone A* means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of W. Shiawassee Street and the center line of N. Capitol Avenue (the "Point of Beginning - A"), proceeding east along the center line of Shiawassee Street to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the center line of E. Michigan Avenue, west along the center line of E. Michigan Avenue to the center line of S. Cedar Street, south along the S. Cedar Street center line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of Museum Drive, northwesterly along the center line of Museum Drive to the

north line of Impression Five Condominium (extended), west along the said north line of Impression Five Condominium (extended) to the center line of the Grand River, southeasterly along the center of the Grand River to the center line of E. Kalamazoo Street, continuing along the center line of E. Kalamazoo Street to the center line of Grand Avenue, south along the Grand Avenue center line to the center line of W. Lenawee Street, west along the W. Lenawee Street center line to the west right-of-way line of S. Capitol Avenue, north along the west right-of-way line of S. Capitol Avenue to W. Washtenaw street, west along the center line of W. Washtenaw Street to the center line of Townsend Street, north along the center line of Townsend Street to the center line of W. Allegan Street, then east along the W. Allegan Street center line of W. Allegan Street to the center line of S. Capitol Avenue, north along the S. Capitol Avenue center line to the point of beginning - A.

~~Zone B~~ means the area of the Principal Shopping District, commonly known as "~~old town~~**Old Town**," with the following boundary: Beginning at the intersection of the west right-of-way line of N. Washington Avenue and the north right-of-way line of W. Grand River Avenue (the "Point of Beginning - B"), ~~proceeding east along the W. Grand River right-of-way line to the west right-of-way line of Turner Street, north along the Turner Street right-of-way line to the north right-of-way line of Clinton Street, east along the Clinton Street right-of-way line to the east right-of-way line of Center Street, south along the Center Street right-of-way line to the north right-of-way line of Liberty Street, east along the Liberty Street right-of-way line to the center, line of N. Cedar Street, south along the N. Cedar Street center line to the center line of E. Maple Street, west along E. Maple Street center line (as aligned) to the west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line~~ **center line N. Capitol Avenue and the center line of W. Saginaw Street (the "Point of Beginning - B")**, **proceeding west along the center line of W. Saginaw Street to the center line of Wisconsin Avenue, north along Wisconsin Avenue (extended) to the intersection of Knollwood Avenue and Willow Street, proceeding east along the Willow Street center line to the east right-of-way line of N. Grand River Avenue, proceeding north along the east right-of-way line of N. Grand River Avenue to the north right-of-way line of North street, proceeding east along the north right-of-way line of North Street to the east right-of-way line of N. Washington Avenue, proceeding north on the east right-of-way line of N. Washington Avenue to the south right-of-way line of Reasoner Street, proceeding east on the south right-of-way line of Reasoner Street past Turner Street to the south right-of-way line of the CSX railway, proceeding southeasterly along the CSX railway rail right-of-way line to the north right-of-way line of East Cesar E. Chavez Avenue, proceeding east on the north right-of-way line of East Cesar E. Chavez Avenue to the center line of Green Street, then southwest to the southern right-of-way line on East Cesar E. Chavez Avenue, proceeding west along East Cesar E. Chavez Avenue to the center line of Pennsylvania Avenue, south along the center line of Pennsylvania Avenue to the center line of Saginaw Avenue, west along the Saginaw Avenue centerline to the point of beginning - B.**

~~Zone C North~~ means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the center line of N. Capitol Avenue and the center line of W. Shiawassee Street (the "Point of Beginning - C North"), proceeding north along the N. Capitol Avenue center line to the center line of W. Saginaw Street, east along the W. Saginaw Street center line ~~to west right-of-way line of N. Washington Avenue, north along the N. Washington Avenue right-of-way line to the center line of E. Maple Street, east along E. Maple Street (as aligned) center line to the center line of N. Cedar Street, north along the N. Cedar Street center line to the south right-of-way line of E. Grand River Avenue, east along the E. Grand River Avenue right-of-way line to the west right-of-way line of N. Larch Street, south along the N. Larch Street right-of-way line to the center line of E. Shiawassee Street, west along the E. Shiawassee Street center line to the point of beginning - C North.~~

~~Zone C South~~ means the area of the Principal Shopping District with the following boundary: Beginning at the intersection of the west right-of-way line of S. Capitol Avenue and the center line of W. Lenawee Street (the "Point of Beginning - C South"), proceeding east along the W. Lenawee Street center line to the center line of Grand Avenue, north along Grand Avenue center line to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center of the Grand River, northwesterly along the center line of the Grand River to the north line of Impression Five Condominium (extended), east along the north line of Impression Five Condominium (extended) to the center line of Museum Drive, southeasterly along the center line of Museum Drive to the center line of E. Kalamazoo Street, east along the Kalamazoo Street center line to the center line of S. Cedar Street, north along the Cedar Street center line to the center line of E. Michigan Avenue, east along the E. Michigan Avenue center line to the west right-of-way line of the Conrail right-of-way, south along the Conrail right-of-way line to the south right-of-way line of E. Michigan Avenue, then west along the E. Michigan Avenue right-of-way line to the east right-of-way line of S. Larch Street, south along the S. Larch Street right-of-way line to the center line of E. Kalamazoo Street, west along the E. Kalamazoo Street center line to the center line of S. Larch Street, south along the S. Larch Street center line to the north right-of-way line of St. Joseph Street (extended), west along the St. Joseph Street right-of-way line (extended) to the west right-of-way line of S. Capitol Avenue, then north along the S. Capitol Avenue right-of-way to the point of beginning - C South.

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions, or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

#### Passage of Ordinance

An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.

Was read a second time by its title and adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Kost, Pehlivanoglu, Spadafore  
Nays: None

By Council Member Hussain to give the Ordinance immediate effect

Motion Carried

#### Ordinance #1346

**An Ordinance of the City of Lansing, Michigan to amend the Lansing Codified Ordinances, Chapter 1460, Section 1460.51, to add an exemption from collection of a tenant relocation fee if the owner or party in interest demonstrates by clear and convincing evidence that the conditions that caused a rental premises being declared unsafe and uninhabitable were directly attributable to the tenant.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1460.51, of the Codified Ordinances of the City of Lansing, Michigan, be and hereby is amended as follows:

**1460.51 Tenant Relocation Fee**

**(a) Fee Responsibility**

The owner or party in interest whose name appears on the City's real property tax assessment records for a rental premises shall be responsible for and pay to the City the tenant relocation fee, as provided in subsection (b), in the event of all the following:

- (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or structure governed by the regulations and requirements of this Chapter 1460 must vacate the rental premises for their health and safety as a result of the rental premises being declared unsafe and uninhabitable;
- (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this Chapter 1460;
- (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord does not have a valid insurance policy in place that covers tenants' relocation costs in a sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24 hours of the request of the insurance policy and coverage in acceptable form to the Manager of Code Compliance; and
- (4) The City provides, at the City's initial cost and expense, immediate temporary replacement relocation housing for the tenant or tenants.

**(b) Tenant Relocation Fee**

The tenant relocation fee shall be the total sum expended by the City to pay for temporary replacement relocation housing for any and all tenants relocated under subsection (a), except that the fee reimbursement amount shall not be greater than an amount per day to be set by resolution of Council, shall not be for more than 30 days, and shall not exceed the amount the City actually pays for the housing.

**(c) Collection**

Upon final determination of the tenant relocation fee, the City department responsible for arranging the payment for the temporary replacement relocation housing shall report the amount of the payment to the City Treasurer who shall bill the owner or party in interest by first class mail at the address shown on the City Assessor's records. The full payment of the tenant relocation fee shall be due and payable within 30 days of the mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from the date of billing shall be a debt subject to collection as provided by law. The owner or interested party shall also be in default to the City until the full amount has been paid.

**(d) Exemption**

**The owner or party in interest may be exempted from collection of a tenant relocation fee under subsection (c) if, within 10 days after a rental premises is vacated as described in subsection (a), the owner or party in interest demonstrates to the Office of Code Compliance, with review by the Office of the City Attorney, by clear and convincing evidence in writing that the conditions that caused the rental premises being declared unsafe and uninhabitable were directly attributable to the tenant or tenants.**

Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules inconsistent with the provisions are repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be invalid.

Section 4. This ordinance shall take effect on the 30th day after enactment, unless given immediate effect by City Council, and shall expire December 31, 2034.

**Passage of Ordinance**

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

Was read a second time by its title.

By Council Member Garza moved to adopt a substitute Ordinance

Motion carried

The ordinance as substituted was adopted by the following roll call vote:

Yeas: Council Members Brown, Carter, Garza, Hussain, Jackson, Pehlivanoglu, Spadafore  
Nays: Council President Kost

By Council Member Hussain to give the Ordinance immediate effect

Motion Carried

**Ordinance #1347**

An ordinance of the City of Lansing, Michigan, to amend the Code of Ordinances of the City of Lansing by adding a new Section 888.35 for the purposes of providing for a service charge in lieu of taxes for one hundred and thirty-six (136) low-income multi-family dwelling units in a project known as Pinebrook Manor, pursuant to the provisions of the State Housing Development Authority Act of 1966, Public Act 346 of 1966, as amended, MCL 125.1401, et seq. (the "Act").

THE CITY OF LANSING ORDAINS:

Section 1. That chapter 888 of the Code of Ordinances of the City of Lansing, Michigan be amended to add a new section 888.35 to read as follows:

## 888.35 Pinebrook Manor

- (a) **Purpose.** It is acknowledged that it is a proper public purpose of the state and its political subdivisions to provide housing for its residents of low and moderate income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966, being Public Act 346 of 1966, as amended, MCL 125.1401, et seq. The City is authorized by such Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under such Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for persons of low and moderate income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose.
- (b) **Definitions.**
- (1) "**Act**" means the State Housing Development Authority Act, being Public Act 346 of 1966, as amended.
  - (2) "**Annual shelter rents**" means the total collections during an agreed annual period from all persons of low or moderate income, occupying the housing development representing rents for occupancy, which rental amounts shall be exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.
  - (3) "**Authority**" means the Michigan State Housing Development Authority.
  - (4) "**Housing development**" or "**Development**" means a development which contains a significant element of housing for persons of low and moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the authority may determine will improve the quality of the development as it relates to housing for persons of low and moderate income. For the purpose of this section, the name of this development is Pinebrook Manor, and consist of one hundred and thirty-six (136) units of rental housing located within Lansing at:  
LOT 2 COACHLIGHT ESTATES SUB
  - (5) "**HUD**" means The Department of Housing and Urban Development of the United States government.
  - (6) "**Low-income housing tax credit program**" means the program established by Section 42 of the United States internal revenue code.
  - (7) "**Low or moderate income**" means low- or moderate-income eligibility under the authority act or rules.
  - (8) "**Mortgage loan**" means a loan that is federally aided (as defined in Section 11 of the act) or a loan or grant made or to be made by the authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a housing project and secured by a mortgage on the housing project.
  - (9) "**Sponsor**" means a person or other entity with a housing development which is financed or assisted pursuant to the act. For purposes of this section, the Sponsor of Pinebrook Manor is the Standard Acq Rehab LLC, or its successors or assigns.
  - (10) "**Utilities**" means fuel, water, sanitary sewer and/or electrical service, which is paid for by the housing development.
- (c) **Establishment of annual service charge.**
- (1) The City acknowledges that the Sponsor and the authority have established the economic feasibility of Pinebrook Manor in reliance upon the enactment and continuing effect of this section and upon the qualification of the one hundred and thirty-six (136) units of housing in the housing development for exemption from all property taxes as established in this section,
  - (2) Subject to the conditions and requirements of this section and the act, the one hundred and thirty-six (136) units in the housing development for persons of low and moderate income identified as Pinebrook Manor and the property on which they are constructed shall be exempt from all property taxes for not more than twenty (20) years, commencing with and including tax year 2027.
  - (3) In lieu of all said property taxes on the one hundred and thirty-six (136) units in the housing development, the Sponsor shall pay, and the City will accept, an annual service charge for public services in the sum equal to six percent (6%) of the annual shelter rents.
  - (4) The exemption provided under this section shall commence when the Sponsor complies with section 15a(1) of 1966 PA 346, as amended, codified as MCL 125.1415a(1), which provides: the owner of a housing project eligible for the exemption shall file with the local assessing officer (the City Assessor) a notification of the exemption, which shall be in an affidavit form as provided by the authority. The completed affidavit form first shall be submitted to the authority for certification by the authority that the project is eligible for the exemption. The owner then shall file or cause to be filed the certified notification of the exemption with the local Assessing Officer before November 1 of the year preceding the tax year in which the exemption is to begin.
  - (5) In addition to the certification required pursuant to subsection (c)(4), the Sponsor shall provide for the housing development annually in writing to the City Assessor for the preceding year in which the property tax exemption was in effect:
    - A. The annual audited accounting report for the Payment In Lieu Of Taxes; and
    - B. A certified statement identifying all the units rented to persons of low or moderate income; and
    - C. If requested by the City, proof that the housing development units have not increased, decreased, or been altered in any form, unless the City has otherwise amended the provisions of this section.
- (d) **Limitation on the payment of the annual service charge.** Notwithstanding Subsection (c), the service charge to be paid each year in lieu of taxes for the part of the housing development project that is tax exempt and occupied by other than low- or moderate-income persons shall be equal to the full amount of the taxes that would otherwise be due and payable on that portion of the housing development project if the project were not tax exempt.
- (e) **Payment of annual service charge.** The service charge in lieu of taxes, as established under this section, shall be payable in the same manner as general property taxes are payable to the City, except that the annual payment shall be made on or before July 1 of the year following the year upon which such charge is calculated. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206 as amended; MCL 211.1 et. seq.).
- (f) **Contractual effect.** Notwithstanding the provisions of Section 15(a)(5) of the act to the contrary, a contract between the City and the Sponsor with the authority as third-party beneficiary under the contract, to provide tax exemption and accept payment in lieu of taxes as previously described, is effectuated by the enactment of this section.
- (g) **Duration.** This section shall remain in effect and shall not terminate for twenty (20) years, commencing with and including tax year 2027, provided that the Sponsor complies with the requirements of the act and this section, and further provided that the housing development continues to be rented to low or moderate income persons at rents determined under the low income housing tax credit program, as the same maybe further amended or superseded, or there is an authority-aided or federally-aided mortgage on the housing development as provided in the act, or the authority or HUD has an interest in the property; but in no event beyond December 31, 2046. If (a) the construction of the housing development project does not commence or the Sponsors fail to obtain a mortgage loan within two (2) years from the effective date of this ordinance, or (b) if transfer of title is not effectuated to Standard Pinebrook Limited Dividend Housing Association Limited Partnership within two (2) years from the effective date of this ordinance or (c) if the Sponsors change the scope or

purpose of the one hundred and thirty-six (136) units of housing within the housing development project without the consent of the City, by and through its representatives, and in accordance with the requirements of the Lansing City charter, and the Sponsor or other responsible party does not cure the violation within ninety (90) days after written notice is given to the Sponsor, then this ordinance shall automatically expire, terminate and be of no further effect.

Section 2. All ordinances, resolutions or rules, ordinances, parts of ordinances, resolutions or rules inconsistent with the provisions hereof are hereby repealed.

Section 3. Should any section, clause or phrase of this ordinance be declared to be invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so declared to be valid.

Section 4. This ordinance shall take effect on the 30<sup>th</sup> day after enactment unless given immediate effect by the City Council.

#### Passage of Ordinance

#### **ORDINANCE FAILED**

An ordinance of the City of Lansing, Michigan, to amend Chapter 654 of the Lansing Codified Ordinances Sections 654.02, 654.03, 654.05, 654.07, 654.08, 654.13, and 654.14 to establish that the City of Lansing's regulations regarding noise applies to all properties within the City, with limited exceptions, and to amend how such noise in the City is evaluated, by removing references to decibel levels and instead adopting a plainly audible standard at various distances depending on the time of day..

Was read a second time by its title.

By Council Member Jackson to amend the ordinance that the punishment for all infractions listed in the ordinance would be changed from up to 90 days misdemeanor to civil infractions.

Motion Failed by the following roll call vote:

Yeas: Council Members Carter, Jackson, Spadafore

Nays: Brown Garza, Hussain, Kost, Pehlivanoglu

The ordinance was not adopted by the following roll call vote:

Yeas: Council Members Garza, Hussain, Kost, Pehlivanoglu

Nays: Council Members Brown, Carter, Jackson, Spadafore

#### **Speaker Registration for Public Comment on City Government Related Matters**

City Clerk Swope announced that the public comment registration form(s) for those intending to address Council on City government matters will be collected and that only those persons who have fully completed the form(s) will be permitted to speak.

#### **Reports From City Officers, Boards, and Commissions; Communications and Petitions; and Other City Related Matters**

By Vice President Carter that all items be considered as being read in full and that President Kost make the appropriate referrals

Motion Carried

- Reports from City Officers, Boards and Commissions:

Item(s) from the City Clerk re:

Minutes of Boards and Commissions placed on file in the Clerk's Office

Placed on File

Item(s) from the Mayor re:

Reappointment; Cassandra Nelson as an At-Large member of the Historic District Commission for a term to expire June 30, 2028

Referred to the Committee of the Whole

Appointment; Kim Butcher as an At-Large member of the Board of Review for a term to expire June 30, 2027

Referred to the Committee of the Whole

Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St. item

Referred to the Committee of the Whole

Setting a Public Hearing on Act-7-2025; Sale of City Property, Lot 49, 200 block S. Cedar St.

Referred to the Committee of the Whole

Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial

Referred to the Committee of the Whole

Setting a Public Hearing on Z-2-2025; 220 S. Larch St. and 3 adjoining parcels on E. Kalamazoo St. and S. Cedar St., Conditional Rezoning from "DT-3" Urban Core to "IND-1" Industrial  
Referred to the Committee of the Whole

SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church  
Referred to the Committee on Development and Planning

Setting a Public Hearing on SLU-2-2025, Special Land Use Permit, 4220 S. Martin Luther King Jr. Blvd., to authorize use of the existing building as a church  
Referred to the Committee on Development and Planning

Grant Application; Transportation Economic Development Funds grant application for the Capital City Boulevard Reconstruction Project  
Referred to the Committee on Ways and Means

- Communications and Petitions, and Other City Related Matters:

Claim Appeal; Claim #2203, Maria Fletcher for \$1,649 in trash fees at 1128 Hickory St.  
Referred to the Committee on City Operations

**Public Comment on City Government Related Matters**

Allison Raeck spoke about the Nova Lansing ModPods location.

Loretta Stanaway spoke about Friends of Lansing Historic Cemeteries.

Jamie Moriaty spoke about the Nova Housing Initiative.

Cutter Hume spoke about ModPods.

Ivan Droste spoke about the homeless encampment near Dietrich Park and ModPods.

Shawn Brock spoke about housing.

Ariel Cushman spoke about treatment of unhoused people.

Aliza Ghaffari spoke about the unhoused community.

William Lawrence spoke about the homeless encampment near Dietrich Park and the ModPods.

Mike Gorishek spoke about the homeless encampment near Dietrich Park and ModPods.

Ted Wilson spoke about spoke about ModPods.

Carver spoke about spoke about ModPods and homelessness.

Darren spoke about spoke about homelessness.

Jennifer Robertson spoke about homelessness.

Nadia Sellers spoke about Code Compliance.

Shantel Spears spoke about Fallen Angels Camp and ModPods.

Jalen Wooster the existence of homeless individuals.

Selkie spoke about the homeless encampment near Dietrich Park and ModPods.

Fredric McLaughlin spoke about improving City utilities and services.

Nicklas Zande spoke about the Fire Chief.

**Adjourned Time 9:23 P.M.**

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**Chris Swope, City Clerk**



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**Chris Swope**  
Lansing City Clerk

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January 2, 2026

Members of the Lansing City Council  
10th Floor City Hall  
Lansing, MI 48933

Dear Councilmembers:

The Minutes from the Meetings of the following Boards, Commissions, and Authorities of the City of Lansing were placed on file in the City Clerk's Office and are available for review in the City Clerk's Office and at the following website: [Agendas & Minutes | Lansing, MI - Official Website \(lansingmi.gov\)](https://www.lansingmi.gov/agendas-minutes)

**BOARD NAME**

**DATE OF MEETING**

Election Commission

October 20, 2025

Employees' Retirement System and the

November 17, 2025

Police and Fire Retirement System Board

November 17, 2025

Board of Police Commissioners

November 18, 2025

If my staff or I can provide further assistance or information relative to the filing of these minutes, please contact us at 483-4133.

Sincerely,

Chris Swope, MMC/MiPMC  
Lansing City Clerk

Lansing City Clerk's Office

Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-1695

517-483-4131 ☐ 517-377-0068 FAX

[www.lansingmi.gov/clerk](https://www.lansingmi.gov/clerk) ☐ [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov)

**Resolution #2026-###**

By the Committee of the Whole  
Resolved by the City Council of the City of Lansing

WHEREAS, pursuant to the Lansing City Charter and Chapter 280 of the Lansing Code of Ordinances, the Council shall designate in advance the first meeting of the Elected Officers Compensation Commission in even-numbered years; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the first meeting of the Elected Officers Compensation Commission to be not later than February 21, 2026 and that the commission meet on no more than 15 session days; and

WHEREAS, Chapter 280 of the Lansing Code of Ordinances requires the Elected Officers Compensation Commission to make its determination within forty-five days after its first meeting.

NOW, THEREFORE, BE IT RESOLVED the Lansing City Council hereby calls upon the Elected Officers Compensation Commission to meet and conduct its business in 2026 and designates \_\_\_\_\_, 2026 at \_\_\_\_\_ in the City Council Conference Room on the 10th floor of City Hall as the first meeting of the Commission.

BE IT FURTHER RESOLVED the City Council Office Manager shall serve as the recording secretary to the Commission unless the Commission determines otherwise.

BE IT FINALLY RESOLVED the City Clerk shall notify the members of the Commission in writing concerning the designated date, time, and place of the first meeting at least seven calendar days in advance thereof.

**Resolution #2026-###**

By the Committee \_\_\_\_\_  
Resolved by the City Council of the City of Lansing

WHEREAS, the City Clerk, Swope, received notice from the Unitarian Universalist Church of Greater Lansing that it no longer wishes to serve as a polling place, and a request from the Lansing School District to reduce the use of its school buildings as polling locations where possible, in order to minimize disruption to classroom instruction and limit unrestricted public access to school facilities; and

WHEREAS, Bethlehem Lutheran Church is the Polling Place for Ward 1, Precinct 10; and

WHEREAS, Lyons School is the Polling Place for Ward 2, Precinct 12; and

WHEREAS, Unitarian Universalist Church of Greater Lansing is the Polling Place for Ward 2, Precinct 18 and 20; and

WHEREAS, City Clerk Swope recommends the following Polling Place relocations:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 2, Precinct 20 be relocated to the Epicenter of Worship Church;

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, makes the following Polling Place assignments:

- Ward 1, Precinct 10 be relocated to Potter Park Zoo;
- Ward 2, Precinct 12 be relocated to Bethlehem Lutheran Church;
- Ward 2, Precinct 18 be relocated to Epicenter of Worship Church;
- Ward 3, Precinct 20 be relocated to the Epicenter of Worship Church;

BE IT FURTHER RESOLVED that the City Clerk shall notify the Registered Electors of impacted precincts of the relocations.

BE IT FINALLY RESOLVED, that the City Clerk shall work to ensure proper signage, to assist relocated voters in finding their Polling Place.



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Chris Swope  
Lansing City Clerk

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January 2, 2026

City Council President and Lansing City Council Members  
10th Floor City Hall  
Lansing, MI 48933

Dear President and Council Members:

Pursuant to Section 7-110 of the Lansing City Charter, on Dec 29, 2025, the Finance Department placed on file with my office:

[2025 ACFR Annual Comprehensive Financial Report Audit Fiscal Year end June 2025](#)

This document is available for review at the office of the City Clerk or at <https://mi-lansing3.civicplus.pro/227/Public-Notices-Documents-on-File>.

Sincerely,

A handwritten signature in cursive script that reads "Chris Swope".

Chris Swope, MMC/MiPMC Level 3  
Lansing City Clerk

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

**1460.01. Property Maintenance Code.**

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2015~~**2021** International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

(1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

- 1 (3) "International Mechanical Code" is replaced with "the Mechanical Code, as  
2 adopted in Chapter 1426 of the Lansing Codified Ordinances."
- 3 (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter  
4 1424 of the Lansing Codified Ordinances."
- 5 (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part  
6 Twelve of the Lansing Codified Ordinances."
- 7 (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter  
8 1610 of the Lansing Codified Ordinances."
- 9 (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted  
10 in Chapter 1422 of the Lansing Codified Ordinances."
- 11 (8) ~~"Department of Property Maintenance Inspection"~~ **[Insert name of department]**  
12 and "Department" are replaced with "Office of Code Compliance."
- 13 (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and  
14 "legal counsel of the jurisdiction" are replaced with "City Attorney."
- 15 (10) "Appointing authority" and "Chief Appointing Authority" are replaced with  
16 "Mayor."
- 17 (11) "Appeals Board" is replaced with "Building Board of Appeals."
- 18 (12) "Claims Review Committee" is added as created by Resolution 1987-0253 and  
19 amended by Resolution 2014-045, consisting of a representative from the

1 following offices: City Attorney, Mayor, and City Council, and shall act as the  
2 appeal body for violations of Section 308.

3 ~~(13) "Manager of the Office of Code Compliance" is added and shall be the final~~  
4 ~~arbiter of any appeal for violations of Section 302.4.~~

5 (b) The following language is added to Section ~~102.6~~**102.7** after the word "designated": By  
6 the Federal, State, or local government.

7 (c) Section 103.2 is ~~deleted~~ **replaced with the following: The Code Official shall be the**  
8 **individual appointed by the Mayor to be the director, or acting director, of the**  
9 **department within which the Office of Code Compliance is located.**

10 (d) The text of Section 103.3 is replaced with the following: ~~The Code Official has the~~  
11 ~~authority to appoint Code Compliance Officers, and to delegate to any of them any of~~  
12 ~~his or her duties or functions under this Code.~~ **“Deputies” In accordance with the**  
13 **prescribed procedures of this jurisdiction, the code official shall have the**  
14 **authority to designate one or more deputy code officials, code officers, premise**  
15 **officers, other related technical officers, inspectors, and other employees. Such**  
16 **employees shall have powers as delegated by the code official. Any reference in**  
17 **this code to “Code Compliance Officer” shall be understood to mean any**  
18 **subordinate employee as designated by the Code Official.**

19 (e) The text of Section ~~103.5~~ **104.1** is replaced with the following: The fees for services  
20 performed by the Office of Code Compliance under this Code shall be established by  
21 Council Resolution.

1 (f) **The Code Official, or their designee, shall be the final arbiter of any appeal for**  
2 **violations of section 302.4**

3 (g) **Section 104.2 is deleted.**

4 (f-h) The following language is added to the end of Section ~~104.1~~ **105.1**: The Office of Code  
5 Compliance is responsible for enforcing this Code and acts as the Local Health  
6 Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of  
7 Code Compliance may also enforce any provision of the Housing Law of Michigan,  
8 PA 167 of 1917.

9 (g-i) The following language is added to the end of Section ~~106.1~~ **109.1**: Unless otherwise  
10 provided, a property's owner is responsible for violations of this Code occurring on the  
11 property, even where this Code imposes an additional duty on the occupant, or where  
12 the owner has imposed responsibility on the occupant by agreement.

13 (h-j) The text of Section ~~106.3~~ **109.3** is replaced with the following: The Code Official, and  
14 all ~~Code Compliance Officers~~ **such employees as designated by the Code Official,**  
15 are hereby designated as authorized City Officials for the purpose of issuing municipal  
16 civil infraction notices directing alleged violators to appear at the City of Lansing  
17 Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.  
18 Unless otherwise provided in this Code or by State law, any person in violation of any  
19 provision of this Code is responsible for a municipal civil infraction and subject to a  
20 \$500.00 fine and all other penalties and remedies allowed by law. Any person in  
21 violation of Section ~~108.4~~ **111.7.1** or Section ~~108.5~~ **111.8**, as provided in Subsection

1           ~~(o)(m)~~ of this section, is responsible for a misdemeanor and subject to the penalties  
2           provided in Section 202.99(b) of the Lansing Codified Ordinances and all other  
3           penalties and remedies allowed by law. If a violation of this Code is not corrected as  
4           required by the notice of violation given pursuant to Section ~~107~~**111.4**, the Code  
5           Official, **or their designee**, may institute the appropriate proceeding at law or in equity  
6           to restrain, correct, or abate such violation; or to require the removal or termination of  
7           any unlawful occupancy of the structure. With the exception of the 30 days within  
8           which a vacant structure must be closed pursuant to Section ~~108.2~~ **111.2**, the Code  
9           Official, **or their designee**, has the authority to grant an extension of the time specified  
10          in the notice of violation, upon request by the person responsible for the violation,  
11          provided that the person agrees to correct the violation within the extended time period  
12          to be granted and the Code Official, **or their designee**, determines that a condition  
13          dangerous to life or property will not be created or perpetuated by granting such  
14          extension. No such extension of time for the correction of a violation will extend the  
15          time for filing an appeal.

16          ~~(i-k)~~ Section ~~106.6~~ **109.6** is added, to read as follows: Violations of Section 302.4,  
17          prohibiting weeds and long grass, and violations of Section 308, prohibiting the  
18          accumulation of trash and garbage, are hereby declared to be nuisances and must be  
19          corrected or abated within the time allotted and as directed in the Section ~~107~~ **111.4**  
20          notice or as determined in an appeal taken under subsection (k). However, if the owner  
21          or party in interest whose name appears on the City's real property tax assessment  
22          records fails or neglects to comply with the notice or appeal determination, the City

1 may enter the property and take all necessary actions to cause the abatement of the  
2 nuisance, including the incurring of costs. The cost of abating the nuisance includes,  
3 but is not limited to, costs of any title search or real property commitment used to  
4 determine the parties in interest in the subject property, recording fees for notices and  
5 liens filed with the county Register of Deeds, contractor fees, transportation and  
6 dumping charges, administrative service fee to defray administrative expenses and  
7 costs of the collection of the charges authorized under this section. The cost of abating  
8 the nuisance incurred by the City shall be reimbursed to the City by the owner or party  
9 in interest in whose name the property appears on the City's real property tax  
10 assessment records. The owner, or party in interest, whose name the property appears  
11 upon the last local tax assessment records shall be notified by ~~the Assessor~~ of the  
12 amount of the cost of the nuisance abatement by first class mail at the address shown  
13 on the records. Any cost remaining unpaid after 30 days shall be placed by the  
14 Assessor on the next tax roll of the City and impose a lien against the property on  
15 which the nuisance was located, as permitted by State law.

16 (j) ~~When used in Section 107.1, "person" is replaced with "person(s)."~~

17 (kl) ~~In Section 107.2~~ **111.4** is modified as follows:

- 18 (1) The following language is added to the end of Section ~~107.2~~ **111.4.1(4)**: For  
19 violations of Section 302.4, the notice shall require correction within ~~7~~**10** days.
- 20 (2) **The following is added to Section 111.4.2(1): or by posting to the property**  
21 **itself.**

1           **(3) Section 111.4.2(2) is replaced by the following: A copy is sent via first class**  
2                           **mail addressed to the last known address.**

3           ~~(2)~~**(4)** The following is added as new Section ~~107.7~~ **111.4.3: Appeals.**

4                   (i) When a notice has been issued under this section ~~107~~ **111.4**, any person with  
5                   a legal interest, who receives or has actual or constructive notice, may appeal  
6                   the violation and compliance order as follows: (a) appeals under Section  
7                   302.4 shall be filed in writing to the ~~Manager of the Office of Code~~  
8                   ~~Compliance~~ **the Code Official or their designee**, (b) appeals under Section  
9                   308 shall be filed in writing to the Office of the City Attorney, (c) appeals of  
10                  any other violation are addressed under subsection (h) and (q). The Appeal  
11                  must be received not more than 3 days after the compliance date ordered as  
12                  set forth in the notice. Appeals of costs assessed incurred due to abatement  
13                  by the City of Lansing will **be** handled in accordance with ~~the~~ process  
14                  adopted by the Claims Review Committee and Resolution 2014-045.

15                  (ii) Except as provided in subsection (vii), the Office of the City Attorney shall  
16                  transmit the appeal to the Claims Review Committee and schedule the appeal  
17                  to be heard at the next available meeting of the Claims Review Committee.  
18                  Notice of the appeal hearing date, time, and place shall be given in the same  
19                  manner as provided for in Section ~~107.3~~ **111.4.1**, or, in the alternative, by  
20                  First Class mail addressed to the Appellant's address provided with the  
21                  appeal, if any.

- 1 (iii) Failure to file an appeal within the required time shall constitute a waiver of  
2 the right to contest the notice and compliance order, and, waive a hearing or  
3 adjudication of the notice and order, or any portion thereof.
- 4 (iv) Only those matters or issues specifically raised by the Appellant in a written  
5 appeal shall be considered in the hearing on the appeal.
- 6 (v) The enforcement of the notice violation and compliance order timely  
7 appealed shall be stayed during the pendency of the appeal.
- 8 (vi) At the appeal hearing, the Appellant shall be given the opportunity to show  
9 cause why the notice violation and compliance order should not be enforced.  
10 The Claims Review Committee shall hear and decide the issues raised in the  
11 appeal and shall either approve, disapprove, or modify the compliance order.  
12 If the Claims Review Committee approves or modifies the compliance order,  
13 it shall determine a new date by which the order of compliance shall be  
14 completed.
- 15 (vii) If the appeal under subsection (i) is made to contest a grass or weed violation  
16 of Section 302.4, the written appeal shall be reviewed and determined within  
17 5 days of receipt by the ~~Manager of Code Compliance~~ **Code Official**, or the  
18 ~~Manager's designee~~ **Code Official's designee**, except that the designee shall  
19 not be the ~~Code Official~~ **same person** who issued the notice. In addition to  
20 any other information contained in the written appeal, for the appeal to be  
21 effective, it must also contain an electronic address or telephone number

1 where the results of the appeal determination can be transmitted to the  
2 appellant or the appellant's agent in message form. ~~The The Manager Code~~  
3 **Official**, or designee, shall consider the grounds, information and  
4 explanation contained in the written appeal and based thereon, shall either  
5 affirm, modify or rescind the notice and order of compliance; and may grant  
6 an extension of time, not to exceed 7 days from the date of determination, for  
7 compliance. The determination shall be transmitted forthwith in message  
8 form to the appellant. Failure of the Appellant or Appellant's agent to  
9 personally receive the determination of the appeal shall not affect the time  
10 for compliance nor affect the City's ability to abate the violation as provided  
11 in Section 1460.01(i).

12 ~~(lm) The following language is added to the end of Section 108.1.1: Any structure that is a~~  
13 ~~"dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is~~  
14 ~~also an unsafe structure. Section 111.1.5 is replaced with the following: "Dangerous~~  
15 ~~Structure or premises" A Dangerous Structure or premises shall be defined by~~  
16 ~~reference to the definition of a Dangerous Building as established by the Housing~~  
17 ~~Law of Michigan, MCL 125.539.~~

18 **(n) The Following is added to the end of Section 111.7: Placard shall be defined as a**  
19 **public notice issued pursuant to City of Lansing Ordinance 1460.05(c) or (d).**  
20 **Placards under this section shall be consistent with the requirements established**  
21 **by City of Lansing Ordinance 1460.05(c) and (d).**

1 (~~m~~ o)Any occupied structure condemned and placarded by the Code Official, **or their**  
2 **designee**, shall be vacated as ordered by the Code Official, **or their designee**. No  
3 person shall occupy a placarded structure or operate placarded equipment. Any other  
4 person, including, but not limited to, any Owner, Owner's agent, or person responsible  
5 for the structure, who allows anyone to occupy a placarded structure or operate  
6 placarded equipment, shall be in violation of this section. No person shall allow any  
7 domestic animal to occupy any such structure. Repairs required by a correction order  
8 may be made during the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays  
9 or at other times for which the Code Compliance Office has granted permission in  
10 writing. The Code Compliance Office shall grant written permission for repairs to be  
11 made at other reasonable times set by Department policy if the person seeking  
12 permission has obtained all permits necessary for the work to be done and provides  
13 documentation indicating that the work cannot be performed between 8:00 a.m. and  
14 5:00 p.m. on Mondays through Fridays. **If permission is granted for repair activities**  
15 **outside of the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, a copy of**  
16 **the hours allowed shall be posted to the property in a conspicuous location.**

17 (~~n~~ p)Section ~~408.8~~ **111.10** is added, to read as follows: **“Placard Monitoring Fee”**

18 **(1)** The owner of any structure placarded for more than 90 days pursuant to Section  
19 ~~408.4~~ **111.7** is responsible for paying a monthly, non-refundable, administrative fee  
20 while the placard remains on the structure. The administrative fee shall be  
21 established by Council resolution in an amount sufficient to defray the cost  
22 incurred by the City to monitor the structure for the purpose of preventing public

1 safety hazards. The owner or party in interest whose name appears on the City's  
2 real property tax assessment records shall be notified of the amount owed by first  
3 class mail at the address shown on the City's real property tax assessment records.  
4 After 30 days, any unpaid amount shall be **deemed a default to the City of**  
5 **Lansing**, reported to the ~~City Assessor for placement on the next tax roll of the~~  
6 ~~City and imposition of a lien against the property, as permitted by State law. City~~  
7 **Treasurer, and is collectable as allowed by law.**

8 **(2) Waiver of the Placard Monitoring Fee:**

- 9 a. **The Placard Monitoring Fee may be waived at the discretion of the**  
10 **Code Official and consistent with the requirements of this section.**
- 11 b. **A property owner may request the Placard Monitoring Fee be waived.**  
12 **Such application for a waiver must: be made in writing to the Office of**  
13 **Code Compliance; establish that the owner is taking appropriate**  
14 **corrective actions; and be made for each and every calendar month for**  
15 **which the owner is requesting a waiver.**
- 16 c. **The Code Official shall respond to a request pursuant to section (b) in**  
17 **writing within 10 days of the request.**
- 18 d. **Examples of appropriate corrective action include, but are not limited**  
19 **to: having licensed contractors pull permits, scheduling trade**  
20 **inspections, passing trade inspections, securing the property against**

1 entry, and making such necessary repairs as listed in the inspection  
2 reports and/or notices issued pursuant to this code.

3 e. Any such waiver issued pursuant to this section shall be valid only for a  
4 single calendar month per application, to begin on the first of the next  
5 full month following approval.

6 f. All applications for a waiver for the next month must be submitted on  
7 or before the 15<sup>th</sup> of the current month. Any waiver applications  
8 received after the 15<sup>th</sup> of the current month shall be considered for the  
9 following waiver cycle.

10 (~~o q~~) Section ~~108.9~~ **111.11** is added, to read as follows: The Code Official, **or their**  
11 **designee**, may request permission to inspect any structure intended to be used as a  
12 dwelling when that structure has remained vacant for 180 days. If permission to inspect  
13 is denied, the Code Official, **or their designee**, may seek a warrant from a court of  
14 competent jurisdiction.

15 (~~p r~~) Section ~~110~~ **113** is deleted. In its place, MCL 125.538-125.542, with the exception of  
16 MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917,  
17 are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether  
18 or not the cost of repair of a structure exceeds its state equalized value, the Code  
19 Official may bring an ~~enjoin~~ action to remove **the structure** or **to enjoin the property**  
20 **owner to** rehabilitate it if (1) it is an unsafe structure pursuant to Section ~~108.1.1~~

1           **111.1.5**, (2) it remains vacant or boarded, and (3) a significant attempt has not been  
2           made to rehabilitate it for a period of 24 consecutive months.

3           (q s) Section ~~111.1~~ **107.1** is replaced with the following: Appeal of a decision that a  
4           structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures  
5           described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection  
6           ~~(p)~~(r). Except for appeals as provided under subsection ~~(k)(2)(l)(4)~~, any person directly  
7           affected by any other decision of the Code Official or notice or order issued under this  
8           Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-  
9           officio member of the Building Board of Appeals when it hears appeals brought under  
10          this Code, but the Code Official shall have no vote on any matter before the Board.

11          Written application for an appeal must be filed within 20 days of service of the  
12          decision, notice, or order being appealed. An application for appeal must be based on a  
13          claim that the true intent of this Code or the rules legally adopted thereunder have been  
14          incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this  
15          Code's requirements are adequately fulfilled by other means.

16          (r t) Sections ~~111.2—111.8~~ **107.2-107.4** are deleted.

17          (u) **Section 108 is deleted.**

18          (s v) The following definition replaces that provided in Section 202:

19                 *Person.* Any legal entity.

20          (t w) The definitions of "cost of such demolition or emergency repairs," "inoperable motor  
21          vehicle," and "operator" are deleted.

1       (~~u~~ x) The following definitions are added to Section 202:

2               *Absentee landlord.* Any owner of rental property whose principal residence is located  
3               more than forty miles from the corporate limits of the City.

4               *Code Compliance Officer.* Any duly authorized representative of the Code Official.

5               ***Cultivated Flowers.* Any flowering plant, apart from noxious weeds, kept, grown,  
6               and specifically cultivated and maintained.**

7               *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of  
8               1917.

9               ***Garden.* An area on any premises deliberately separated from the yard or other  
10              areas and maintained for the specific purpose of the cultivation of one or more  
11              types of decorative, native, flowering, or edible plants, except for noxious weeds.**

12              *Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or  
13              incomplete, or that has been discarded, or is inoperable, and any parts thereof,  
14              including, but not limited to, items such as stoves, refrigerators, appliances, fixtures,  
15              boats, campers, inoperable or unregistered motor vehicles as defined in this Subsection  
16              (~~u~~ x) of this section, household goods, furniture, tires, mattresses, batteries, machinery,  
17              broken toys and bicycles, broken lawn furniture, remnants of wood and building  
18              materials, and equipment.

19              *Leasehold.* Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of  
20              1917.

1 *Motor vehicle.* Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300  
2 of 1949.

3 ***Noxious weeds.* Any plant defined as a noxious weed by MCL 247.62**

4 *Nuisance.* Any public nuisance, known as such at common law or in equity  
5 jurisprudence, or that has been included as a nuisance by statutes of the State of  
6 Michigan, and whatever is dangerous to human life or detrimental to health. Further,  
7 nuisance means any condition or activity which is unwholesome, dangerous, offensive  
8 or unhealthy, which constitutes a menace to the health and safety of the public, or any  
9 structure which, due to a structural defect or dilapidation, has become dangerous to life  
10 or property.

11 *Rental property.* Any premises, dwelling, dwelling unit, or rooming unit which is not  
12 occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to  
13 assign for a period of more than 30 days to any person(s) for any or no consideration.

14 *Trash.* Any accumulation of junk, debris, **garbage**, or rubbish as defined in Section  
15 202.

16 (v y) The following language is added to the end of Section 302.1: No mattresses or indoor  
17 furniture shall be kept on exterior property or premises.

18 (w z) ~~The first paragraph of Section 302.4 is replaced with the following: All premises~~  
19 ~~shall be maintained free of weeds and of grass eight inches or more in height. When~~  
20 **used in Section 302.4 [JURISDICTION TO INSERT HIGHT IN INCHES] is**  
21 **replaced with 8 inches.**

1       (~~x~~ **aa**)     The text of Section 302.8 is replaced with the following: No motor vehicle that is  
2                   inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may  
3                   be kept on any exterior premises. Motor vehicles may be removed from private  
4                   property in accordance with the towing regulations established by the State as the  
5                   "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL  
6                   257.252—MCL 257.254.

7       (**y bb**)     When used in Section 304.14, "during the period from [date] to [date]" is replaced  
8                   with "between May and October."

9       (**z cc**)     In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

10       (**dd**)     **Section 308 is modified as follows:**

11                **(i)     “Approved container” as used in section 308, shall be defined as an**  
12                   **exterior container for the disposal of garbage, rubbish, junk, debris,**  
13                   **or trash, provided or approved by the City of Lansing or other Waste**  
14                   **Hauler licensed as such by the City of Lansing.**

15                **(ii)    “Appropriate garbage receptacle” as used in section 308, shall be**  
16                   **defined as any commercially available, leakproof container designed**  
17                   **and marketed for the storage of garbage.**

18                **(iii)   Section 308.1 is amended to read “Accumulation of trash” Exterior**  
19                   **property and premises, and the interior of every structure, shall be**  
20                   **free from any accumulation of trash.**

1 (iv) Section 308.2 is replaced by the following: “Junk” Junk shall not be  
2 discarded, abandoned, or stored on any exterior property or premises.

3 (v) Section 308.3 is amended to read: “Disposal of Garbage” Every  
4 occupant of a structure shall dispose of garbage in a clean and  
5 sanitary manner by placing such garbage in an appropriate garbage  
6 receptacle. The owner of any structure, dwelling, or premises is  
7 required to ensure that the premises has proper garbage, rubbish,  
8 trash, and/or junk removal services.

9 (vi) Section 308.3.1 is amended to read: “Garbage facilities” All structures  
10 are required to have at least one approved container for the exterior  
11 storage of garbage, in addition to any additional approved containers  
12 as required by Lansing City Ordinance.

13 (vii) Section 308.3.2 is deleted.

14 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
15 inconsistent with the provisions are repealed.

16 Section 3. Should any section, clause or phrase of this ordinance be declared to be  
17 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
18 other than the part so declared to be invalid.

19 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
20 immediate effect by City Council.

## INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

The Ordinance was read a first time by its title and referred to the Committee on Public Safety.

### **Resolution #2026-###**

By the Committee on Public Safety  
Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, \_\_\_\_\_, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an amendment to Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2024 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
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ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.01 to adopt and amend the 2021 International Property Maintenance Code.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 1, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

**1460.01. Property Maintenance Code.**

For the purpose of regulating and governing the conditions and maintenance of all premises and any structures thereon; providing standards for supplied utilities and facilities, other physical aspects of structures, and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and providing a mechanism for condemnation of structures unfit for occupancy and use and the demolition of such structures, the ~~2015~~**2021** International Property Maintenance Code ("IPMC") is hereby adopted as if fully set forth herein, with the following additions, deletions, and alterations:

(a) When used in the IPMC:

(1) "[Name of jurisdiction]" and "the jurisdiction" are replaced with "Lansing" or "the City."

(2) "International Building Code" is replaced with "the Building Code, as adopted in Chapter 1420 of the Lansing Codified Ordinances."

- 1 (3) "International Mechanical Code" is replaced with "the Mechanical Code, as  
2 adopted in Chapter 1426 of the Lansing Codified Ordinances."
- 3 (4) "ICC Electrical Code" is replaced with "the Electrical Code, as adopted in Chapter  
4 1424 of the Lansing Codified Ordinances."
- 5 (5) "International Zoning Code" is replaced with "the Zoning Code, Title Six of Part  
6 Twelve of the Lansing Codified Ordinances."
- 7 (6) "International Fire Code" is replaced with "the Fire Code, as adopted in Chapter  
8 1610 of the Lansing Codified Ordinances."
- 9 (7) "International Plumbing Code" is replaced with "the Plumbing Code, as adopted  
10 in Chapter 1422 of the Lansing Codified Ordinances."
- 11 (8) ~~"Department of Property Maintenance Inspection"~~ **[Insert name of department]**  
12 and "Department" are replaced with "Office of Code Compliance."
- 13 (9) "Legal representative of the jurisdiction," "legal officer of the jurisdiction," and  
14 "legal counsel of the jurisdiction" are replaced with "City Attorney."
- 15 (10) "Appointing authority" and "Chief Appointing Authority" are replaced with  
16 "Mayor."
- 17 (11) "Appeals Board" is replaced with "Building Board of Appeals."
- 18 (12) "Claims Review Committee" is added as created by Resolution 1987-0253 and  
19 amended by Resolution 2014-045, consisting of a representative from the

1 following offices: City Attorney, Mayor, and City Council, and shall act as the  
2 appeal body for violations of Section 308.

3 ~~(13) "Manager of the Office of Code Compliance" is added and shall be the final~~  
4 ~~arbiter of any appeal for violations of Section 302.4.~~

5 (b) The following language is added to Section ~~102.6~~**102.7** after the word "designated": By  
6 the Federal, State, or local government.

7 (c) Section 103.2 is ~~deleted~~ **replaced with the following: The Code Official shall be the**  
8 **individual appointed by the Mayor to be the director, or acting director, of the**  
9 **department within which the Office of Code Compliance is located.**

10 (d) The text of Section 103.3 is replaced with the following: ~~The Code Official has the~~  
11 ~~authority to appoint Code Compliance Officers, and to delegate to any of them any of~~  
12 ~~his or her duties or functions under this Code.~~ **“Deputies” In accordance with the**  
13 **prescribed procedures of this jurisdiction, the code official shall have the**  
14 **authority to designate one or more deputy code officials, code officers, premise**  
15 **officers, other related technical officers, inspectors, and other employees. Such**  
16 **employees shall have powers as delegated by the code official. Any reference in**  
17 **this code to “Code Compliance Officer” shall be understood to mean any**  
18 **subordinate employee as designated by the Code Official.**

19 (e) The text of Section ~~103.5~~ **104.1** is replaced with the following: The fees for services  
20 performed by the Office of Code Compliance under this Code shall be established by  
21 Council Resolution.

1 (f) The Code Official, or their designee, shall be the final arbiter of any appeal for  
2 violations of section 302.4

3 (g) Section 104.2 is deleted.

4 (f-h) The following language is added to the end of Section ~~104.1~~ **105.1**: The Office of Code  
5 Compliance is responsible for enforcing this Code and acts as the Local Health  
6 Department under Part 24 of the Public Health Code, PA 368 of 1978. The Office of  
7 Code Compliance may also enforce any provision of the Housing Law of Michigan,  
8 PA 167 of 1917.

9 (g-i) The following language is added to the end of Section ~~106.1~~ **109.1**: Unless otherwise  
10 provided, a property's owner is responsible for violations of this Code occurring on the  
11 property, even where this Code imposes an additional duty on the occupant, or where  
12 the owner has imposed responsibility on the occupant by agreement.

13 (h-j) The text of Section ~~106.3~~ **109.3** is replaced with the following: The Code Official, and  
14 all ~~Code Compliance Officers~~ **such employees as designated by the Code Official**,  
15 are hereby designated as authorized City Officials for the purpose of issuing municipal  
16 civil infraction notices directing alleged violators to appear at the City of Lansing  
17 Municipal Ordinance Violations Bureau or a local court of competent jurisdiction.  
18 Unless otherwise provided in this Code or by State law, any person in violation of any  
19 provision of this Code is responsible for a municipal civil infraction and subject to a  
20 \$500.00 fine and all other penalties and remedies allowed by law. Any person in  
21 violation of Section ~~108.4~~ **111.7.1** or Section ~~108.5~~ **111.8**, as provided in Subsection

1 (o)(m)-of this section, is responsible for a misdemeanor and subject to the penalties  
2 provided in Section 202.99(b) of the Lansing Codified Ordinances and all other  
3 penalties and remedies allowed by law. If a violation of this Code is not corrected as  
4 required by the notice of violation given pursuant to Section ~~107~~**111.4**, the Code  
5 Official, **or their designee**, may institute the appropriate proceeding at law or in equity  
6 to restrain, correct, or abate such violation; or to require the removal or termination of  
7 any unlawful occupancy of the structure. With the exception of the 30 days within  
8 which a vacant structure must be closed pursuant to Section ~~108.2~~ **111.2**, the Code  
9 Official, **or their designee**, has the authority to grant an extension of the time specified  
10 in the notice of violation, upon request by the person responsible for the violation,  
11 provided that the person agrees to correct the violation within the extended time period  
12 to be granted and the Code Official, **or their designee**, determines that a condition  
13 dangerous to life or property will not be created or perpetuated by granting such  
14 extension. No such extension of time for the correction of a violation will extend the  
15 time for filing an appeal.

16 (~~i~~**k**) Section ~~106.6~~ **109.6** is added, to read as follows: Violations of Section 302.4,  
17 prohibiting weeds and long grass, and violations of Section 308, prohibiting the  
18 accumulation of trash and garbage, are hereby declared to be nuisances and must be  
19 corrected or abated within the time allotted and as directed in the Section ~~107~~ **111.4**  
20 notice or as determined in an appeal taken under subsection (k). However, if the owner  
21 or party in interest whose name appears on the City's real property tax assessment  
22 records fails or neglects to comply with the notice or appeal determination, the City

1 may enter the property and take all necessary actions to cause the abatement of the  
2 nuisance, including the incurring of costs. The cost of abating the nuisance includes,  
3 but is not limited to, costs of any title search or real property commitment used to  
4 determine the parties in interest in the subject property, recording fees for notices and  
5 liens filed with the county Register of Deeds, contractor fees, transportation and  
6 dumping charges, administrative service fee to defray administrative expenses and  
7 costs of the collection of the charges authorized under this section. The cost of abating  
8 the nuisance incurred by the City shall be reimbursed to the City by the owner or party  
9 in interest in whose name the property appears on the City's real property tax  
10 assessment records. The owner, or party in interest, whose name the property appears  
11 upon the last local tax assessment records shall be notified by ~~the Assessor~~ of the  
12 amount of the cost of the nuisance abatement by first class mail at the address shown  
13 on the records. Any cost remaining unpaid after 30 days shall be placed by the  
14 Assessor on the next tax roll of the City and impose a lien against the property on  
15 which the nuisance was located, as permitted by State law.

16 (j) ~~When used in Section 107.1, "person" is replaced with "person(s)."~~

17 (kl) ~~In Section 107.2~~ **111.4** is modified as follows:

18 (1) The following language is added to the end of Section ~~107.2~~ **111.4.1(4)**: For  
19 violations of Section 302.4, the notice shall require correction within ~~7~~**10** days.

20 (2) **The following is added to Section 111.4.2(1): or by posting to the property**  
21 **itself.**

1           **(3) Section 111.4.2(2) is replaced by the following: A copy is sent via first class**  
2                           **mail addressed to the last known address.**

3           ~~(2)~~**(4)** The following is added as new Section ~~107.7~~ **111.4.3: Appeals.**

4                   (i) When a notice has been issued under this section ~~107~~ **111.4**, any person with  
5                   a legal interest, who receives or has actual or constructive notice, may appeal  
6                   the violation and compliance order as follows: (a) appeals under Section  
7                   302.4 shall be filed in writing to the ~~Manager of the Office of Code~~  
8                   ~~Compliance~~ **the Code Official or their designee**, (b) appeals under Section  
9                   308 shall be filed in writing to the Office of the City Attorney, (c) appeals of  
10                  any other violation are addressed under subsection (h) and (q). The Appeal  
11                  must be received not more than 3 days after the compliance date ordered as  
12                  set forth in the notice. Appeals of costs assessed incurred due to abatement  
13                  by the City of Lansing will **be** handled in accordance with ~~the~~ process  
14                  adopted by the Claims Review Committee and Resolution 2014-045.

15                  (ii) Except as provided in subsection (vii), the Office of the City Attorney shall  
16                  transmit the appeal to the Claims Review Committee and schedule the appeal  
17                  to be heard at the next available meeting of the Claims Review Committee.  
18                  Notice of the appeal hearing date, time, and place shall be given in the same  
19                  manner as provided for in Section ~~107.3~~ **111.4.1**, or, in the alternative, by  
20                  First Class mail addressed to the Appellant's address provided with the  
21                  appeal, if any.

- 1 (iii) Failure to file an appeal within the required time shall constitute a waiver of  
2 the right to contest the notice and compliance order, and, waive a hearing or  
3 adjudication of the notice and order, or any portion thereof.
- 4 (iv) Only those matters or issues specifically raised by the Appellant in a written  
5 appeal shall be considered in the hearing on the appeal.
- 6 (v) The enforcement of the notice violation and compliance order timely  
7 appealed shall be stayed during the pendency of the appeal.
- 8 (vi) At the appeal hearing, the Appellant shall be given the opportunity to show  
9 cause why the notice violation and compliance order should not be enforced.  
10 The Claims Review Committee shall hear and decide the issues raised in the  
11 appeal and shall either approve, disapprove, or modify the compliance order.  
12 If the Claims Review Committee approves or modifies the compliance order,  
13 it shall determine a new date by which the order of compliance shall be  
14 completed.
- 15 (vii) If the appeal under subsection (i) is made to contest a grass or weed violation  
16 of Section 302.4, the written appeal shall be reviewed and determined within  
17 5 days of receipt by the ~~Manager of Code Compliance~~ **Code Official**, or the  
18 ~~Manager's designee~~ **Code Official's designee**, except that the designee shall  
19 not be the ~~Code Official~~ **same person** who issued the notice. In addition to  
20 any other information contained in the written appeal, for the appeal to be  
21 effective, it must also contain an electronic address or telephone number

1 where the results of the appeal determination can be transmitted to the  
2 appellant or the appellant's agent in message form. ~~The The Manager Code~~  
3 **Official**, or designee, shall consider the grounds, information and  
4 explanation contained in the written appeal and based thereon, shall either  
5 affirm, modify or rescind the notice and order of compliance; and may grant  
6 an extension of time, not to exceed 7 days from the date of determination, for  
7 compliance. The determination shall be transmitted forthwith in message  
8 form to the appellant. Failure of the Appellant or Appellant's agent to  
9 personally receive the determination of the appeal shall not affect the time  
10 for compliance nor affect the City's ability to abate the violation as provided  
11 in Section 1460.01(i).

12 ~~(lm) The following language is added to the end of Section 108.1.1: Any structure that is a~~  
13 ~~"dangerous building" as defined in the Housing Law of Michigan, PA 167 of 1917, is~~  
14 ~~also an unsafe structure. Section 111.1.5 is replaced with the following: "Dangerous~~  
15 ~~Structure or premises" A Dangerous Structure or premises shall be defined by~~  
16 ~~reference to the definition of a Dangerous Building as established by the Housing~~  
17 ~~Law of Michigan, MCL 125.539.~~

18 **(n) The Following is added to the end of Section 111.7: Placard shall be defined as a**  
19 **public notice issued pursuant to City of Lansing Ordinance 1460.05(c) or (d).**  
20 **Placards under this section shall be consistent with the requirements established**  
21 **by City of Lansing Ordinance 1460.05(c) and (d).**

1 (~~m~~ o)Any occupied structure condemned and placarded by the Code Official, **or their**  
2 **designee**, shall be vacated as ordered by the Code Official, **or their designee**. No  
3 person shall occupy a placarded structure or operate placarded equipment. Any other  
4 person, including, but not limited to, any Owner, Owner's agent, or person responsible  
5 for the structure, who allows anyone to occupy a placarded structure or operate  
6 placarded equipment, shall be in violation of this section. No person shall allow any  
7 domestic animal to occupy any such structure. Repairs required by a correction order  
8 may be made during the hours of 8:00 a.m. and 5:00 p.m. on Mondays through Fridays  
9 or at other times for which the Code Compliance Office has granted permission in  
10 writing. The Code Compliance Office shall grant written permission for repairs to be  
11 made at other reasonable times set by Department policy if the person seeking  
12 permission has obtained all permits necessary for the work to be done and provides  
13 documentation indicating that the work cannot be performed between 8:00 a.m. and  
14 5:00 p.m. on Mondays through Fridays. **If permission is granted for repair activities**  
15 **outside of the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday, a copy of**  
16 **the hours allowed shall be posted to the property in a conspicuous location.**

17 (~~n~~ p)Section ~~408.8~~ **111.10** is added, to read as follows: **“Placard Monitoring Fee”**

18 **(1)** The owner of any structure placarded for more than 90 days pursuant to Section  
19 ~~408.4~~ **111.7** is responsible for paying a monthly, non-refundable, administrative fee  
20 while the placard remains on the structure. The administrative fee shall be  
21 established by Council resolution in an amount sufficient to defray the cost  
22 incurred by the City to monitor the structure for the purpose of preventing public

1 safety hazards. The owner or party in interest whose name appears on the City's  
2 real property tax assessment records shall be notified of the amount owed by first  
3 class mail at the address shown on the City's real property tax assessment records.  
4 After 30 days, any unpaid amount shall be **deemed a default to the City of**  
5 **Lansing**, reported to the ~~City Assessor for placement on the next tax roll of the~~  
6 ~~City and imposition of a lien against the property, as permitted by State law. City~~  
7 **Treasurer, and is collectable as allowed by law.**

8 **(2) Waiver of the Placard Monitoring Fee:**

- 9 a. **The Placard Monitoring Fee may be waived at the discretion of the**  
10 **Code Official and consistent with the requirements of this section.**
- 11 b. **A property owner may request the Placard Monitoring Fee be waived.**  
12 **Such application for a waiver must: be made in writing to the Office of**  
13 **Code Compliance; establish that the owner is taking appropriate**  
14 **corrective actions; and be made for each and every calendar month for**  
15 **which the owner is requesting a waiver.**
- 16 c. **The Code Official shall respond to a request pursuant to section (b) in**  
17 **writing within 10 days of the request.**
- 18 d. **Examples of appropriate corrective action include, but are not limited**  
19 **to: having licensed contractors pull permits, scheduling trade**  
20 **inspections, passing trade inspections, securing the property against**

1 entry, and making such necessary repairs as listed in the inspection  
2 reports and/or notices issued pursuant to this code.

3 e. Any such waiver issued pursuant to this section shall be valid only for a  
4 single calendar month per application, to begin on the first of the next  
5 full month following approval.

6 f. All applications for a waiver for the next month must be submitted on  
7 or before the 15<sup>th</sup> of the current month. Any waiver applications  
8 received after the 15<sup>th</sup> of the current month shall be considered for the  
9 following waiver cycle.

10 (~~o q~~) Section ~~108.9~~ **111.11** is added, to read as follows: The Code Official, **or their**  
11 **designee**, may request permission to inspect any structure intended to be used as a  
12 dwelling when that structure has remained vacant for 180 days. If permission to inspect  
13 is denied, the Code Official, **or their designee**, may seek a warrant from a court of  
14 competent jurisdiction.

15 (~~p r~~) Section ~~110~~ **113** is deleted. In its place, MCL 125.538-125.542, with the exception of  
16 MCL 125.541c, from Article VII of the Housing Law of Michigan, PA 167 of 1917,  
17 are hereby adopted by reference. Pursuant to MCL 125.534(6), regardless of whether  
18 or not the cost of repair of a structure exceeds its state equalized value, the Code  
19 Official may bring an ~~enjoin~~ action to remove **the structure** or **to enjoin the property**  
20 **owner to** rehabilitate it if (1) it is an unsafe structure pursuant to Section ~~108.1.1~~

1           **111.1.5**, (2) it remains vacant or boarded, and (3) a significant attempt has not been  
2           made to rehabilitate it for a period of 24 consecutive months.

3           ~~(q s)~~ Section ~~111.1~~ **107.1** is replaced with the following: Appeal of a decision that a  
4           structure is a dangerous building pursuant to MCL 125.542 shall follow the procedures  
5           described in the Housing Law of Michigan, PA 167 of 1917, and adopted in subsection  
6           ~~(p)(r)~~. Except for appeals as provided under subsection ~~(k)(2)(l)(4)~~, any person directly  
7           affected by any other decision of the Code Official or notice or order issued under this  
8           Code may appeal to the Building Board of Appeals. The Code Official shall be an ex-  
9           officio member of the Building Board of Appeals when it hears appeals brought under  
10          this Code, but the Code Official shall have no vote on any matter before the Board.

11          Written application for an appeal must be filed within 20 days of service of the  
12          decision, notice, or order being appealed. An application for appeal must be based on a  
13          claim that the true intent of this Code or the rules legally adopted thereunder have been  
14          incorrectly interpreted, the provisions of this Code do not apply, or the purposes of this  
15          Code's requirements are adequately fulfilled by other means.

16          ~~(r t)~~ Sections ~~111.2—111.8~~ **107.2-107.4** are deleted.

17          **(u) Section 108 is deleted.**

18          ~~(s v)~~ The following definition replaces that provided in Section 202:

19                 *Person.* Any legal entity.

20          ~~(t w)~~ The definitions of "cost of such demolition or emergency repairs," "inoperable motor  
21          vehicle," and "operator" are deleted.

1 (~~u~~ x)The following definitions are added to Section 202:

2 *Absentee landlord.* Any owner of rental property whose principal residence is located  
3 more than forty miles from the corporate limits of the City.

4 *Code Compliance Officer.* Any duly authorized representative of the Code Official.

5 ***Cultivated Flowers.* Any flowering plant, apart from noxious weeds, kept, grown,  
6 and specifically cultivated and maintained.**

7 *Dwelling.* Any "dwelling," as defined in the Housing Law of Michigan, PA 167 of  
8 1917.

9 ***Garden.* An area on any premises deliberately separated from the yard or other  
10 areas and maintained for the specific purpose of the cultivation of one or more  
11 types of decorative, native, flowering, or edible plants, except for noxious weeds.**

12 *Junk.* Any object that is worn-out, unusable because it is deteriorated, broken or  
13 incomplete, or that has been discarded, or is inoperable, and any parts thereof,  
14 including, but not limited to, items such as stoves, refrigerators, appliances, fixtures,  
15 boats, campers, inoperable or unregistered motor vehicles as defined in this Subsection  
16 (~~u~~ x) of this section, household goods, furniture, tires, mattresses, batteries, machinery,  
17 broken toys and bicycles, broken lawn furniture, remnants of wood and building  
18 materials, and equipment.

19 *Leasehold.* Any "leasehold" as defined in the Housing Law of Michigan, PA 167 of  
20 1917.

1 *Motor vehicle.* Any "motor vehicle" as defined in the Michigan Vehicle Code, PA 300  
2 of 1949.

3 ***Noxious weeds.* Any plant defined as a noxious weed by MCL 247.62**

4 *Nuisance.* Any public nuisance, known as such at common law or in equity  
5 jurisprudence, or that has been included as a nuisance by statutes of the State of  
6 Michigan, and whatever is dangerous to human life or detrimental to health. Further,  
7 nuisance means any condition or activity which is unwholesome, dangerous, offensive  
8 or unhealthy, which constitutes a menace to the health and safety of the public, or any  
9 structure which, due to a structural defect or dilapidation, has become dangerous to life  
10 or property.

11 *Rental property.* Any premises, dwelling, dwelling unit, or rooming unit which is not  
12 occupied on a daily basis by the owner(s), and which is offered to let, to hire, or to  
13 assign for a period of more than 30 days to any person(s) for any or no consideration.

14 *Trash.* Any accumulation of junk, debris, **garbage**, or rubbish as defined in Section  
15 202.

16 (v y) The following language is added to the end of Section 302.1: No mattresses or indoor  
17 furniture shall be kept on exterior property or premises.

18 (w z) ~~The first paragraph of Section 302.4 is replaced with the following: All premises~~  
19 ~~shall be maintained free of weeds and of grass eight inches or more in height. When~~  
20 **used in Section 302.4 [JURISDICTION TO INSERT HIGHT IN INCHES] is**  
21 **replaced with 8 inches.**

1       (~~x~~ **aa**)     The text of Section 302.8 is replaced with the following: No motor vehicle that is  
2                   inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may  
3                   be kept on any exterior premises. Motor vehicles may be removed from private  
4                   property in accordance with the towing regulations established by the State as the  
5                   "special anti-theft laws" sections of Division II of the Michigan Vehicle Code, MCL  
6                   257.252—MCL 257.254.

7       (**y bb**)     When used in Section 304.14, "during the period from [date] to [date]" is replaced  
8                   with "between May and October."

9       (**z cc**)     In Sections 602.3 and 602.4, "during the period from [date] to [date]" is deleted.

10       (**dd**)     **Section 308 is modified as follows:**

11                **(i)     “Approved container” as used in section 308, shall be defined as an**  
12                               **exterior container for the disposal of garbage, rubbish, junk, debris,**  
13                               **or trash, provided or approved by the City of Lansing or other Waste**  
14                               **Hauler licensed as such by the City of Lansing.**

15                **(ii)    “Appropriate garbage receptacle” as used in section 308, shall be**  
16                               **defined as any commercially available, leakproof container designed**  
17                               **and marketed for the storage of garbage.**

18                **(iii)   Section 308.1 is amended to read “Accumulation of trash” Exterior**  
19                               **property and premises, and the interior of every structure, shall be**  
20                               **free from any accumulation of trash.**

- 1           **(iv) Section 308.2 is replaced by the following: “Junk” Junk shall not be**  
2                           **discarded, abandoned, or stored on any exterior property or premises.**
- 3           **(v) Section 308.3 is amended to read: “Disposal of Garbage” Every**  
4                           **occupant of a structure shall dispose of garbage in a clean and**  
5                           **sanitary manner by placing such garbage in an appropriate garbage**  
6                           **receptacle. The owner of any structure, dwelling, or premises is**  
7                           **required to ensure that the premises has proper garbage, rubbish,**  
8                           **trash, and/or junk removal services.**
- 9           **(vi) Section 308.3.1 is amended to read: “Garbage facilities” All structures**  
10                          **are required to have at least one approved container for the exterior**  
11                          **storage of garbage, in addition to any additional approved containers**  
12                          **as required by Lansing City Ordinance.**
- 13           **(vii) Section 308.3.2 is deleted.**

14           Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
15 inconsistent with the provisions are repealed.

16           Section 3. Should any section, clause or phrase of this ordinance be declared to be  
17 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
18 other than the part so declared to be invalid.

19           Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
20 immediate effect by City Council.

21

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

**1460.05 Posted Notices.**

**(a) Any dwelling, or portion thereof, that is being used as a residential rental and does not have a valid Certificate of Compliance pursuant to this Chapter shall be marked with a white notice titled “Uncertified Rental Property” which must contain, at a minimum, the following information:**

**(1) The owner has failed to properly register the property as a rental pursuant to Lansing Ordinance 1460.44, or a prior certificate has lapsed.**

**(2) The property does not have a valid Certificate of Compliance.**

**(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General’s Office, or the City of Lansing Housing Ombudsman.**

**(4) It is unlawful for any vacant unit to be reoccupied or re-rented.**

1                   **(5) This notice shall not be removed until a valid Certificate of**

2                   **Compliance has been granted.**

3                   **(6) The registered owner or an agent of the Owner must register the**  
4                   **property and apply for the issuance of a Certificate of Compliance.**

5                   **(7) If the property has not been registered and a Certificate of**  
6                   **Compliance applied for, including the payment of registration and**  
7                   **inspection fees, within 30 days, each and every day after is a separate**  
8                   **municipal civil infraction, with a fine in the amount of \$500 per day**  
9                   **until the inspection is scheduled.**

10                   **(8) A current and valid phone number and email for the Office of**  
11                   **Code Compliance.**

12                   **(b) Any property inspected pursuant to this chapter that contains one or more**  
13                   **violations of this chapter that are not remedied pursuant to the required notice of**  
14                   **violations, but is not a structure unfit for human occupancy as defined in 1460.01(M) or a**  
15                   **dangerous building as defined in section 1460.01(M), shall be marked with a yellow notice**  
16                   **entitled “Failed Rental Inspection” which must contain, at a minimum, the following**  
17                   **information:**

18                   **(1) The property is in violation of the IPMC as adopted by the City of**  
19                   **Lansing, Chapter 1460.01**

20                   **(2) Due to the violations of the IPMC, the property does not have a**  
21                   **valid current Certificate of Compliance.**

1                   **(3) Resources regarding your rights as a tenant may be found by**  
2                   **contacting Legal Services of South Central Michigan, the Michigan**  
3                   **Attorney General’s Office, or the City of Lansing Housing**  
4                   **Ombudsman.**

5                   **(4) It is unlawful for any vacant unit to be reoccupied or rented.**

6                   **(5) This notice shall not be removed until a valid certificate of**  
7                   **compliance has been granted.**

8                   **(6) The registered owner, registered agent, or occupant may arrange**  
9                   **for a certification inspection.**

10                  **(7) If a certification inspection has not been scheduled, including the**  
11                  **payment of registration and inspection fees, within 30 days, each and**  
12                  **every day after is a separate municipal civil infraction, with a fine in**  
13                  **the amount of \$500 per day until the inspection is scheduled.**

14                  **(8) A current and valid phone number and email for the Office of**  
15                  **Code Compliance.**

16                  **(c) Any property that is a structure unfit for human occupancy, as defined by this**  
17                  **Code and the IPMC, shall be marked with a red placard entitled “Unfit for Human**  
18                  **Occupancy” which must contain, at a minimum, the following information:**

19                   **(1) The structure is condemned as being unfit for human occupancy.**

20                   **(2) The structure must be vacated immediately.**

1           **(3) Resources regarding your rights as a tenant may be found by contacting**  
2           **Legal Services of South Central Michigan, the Michigan Attorney General’s**  
3           **Office, or the City of Lansing Housing Ombudsman.**

4           **(4) Failure to vacate the structure is a misdemeanor violation of City of**  
5           **Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a**  
6           **\$500 fine.**

7           **(5) Allowing or encouraging another to occupy the structure is a**  
8           **misdemeanor violation of City of Lansing ordinance 1460.01(O) and is**  
9           **punishable by 90 days in jail and/or a \$500 fine.**

10           **(6) Removing the placard is a violation of Section 111.7.1 of the IPMC, as**  
11           **adopted by Ordinance 1460.01(j) and is a misdemeanor punishable by 90**  
12           **days in jail and/or a \$500 fine.**

13           **(7) The hours individuals may be inside the structure for the purpose of**  
14           **making necessary repairs.**

15           **(8) A current and valid phone number and email for the Office of Code**  
16           **Compliance.**

17           **(d) Any property that is a dangerous building, as defined in MCL 125.539, shall be**  
18           **marked with a black placard titled “Dangerous Building” which must contain, at a**  
19           **minimum, the following information:**

20                   **(1) The property is condemned as a dangerous building.**

21                   **(2) The structure must be vacated immediately.**

1           **(3) Resources regarding your rights as a tenant may be found by contacting**  
2           **Legal Services of South Central Michigan, the Michigan Attorney General’s**  
3           **Office, or the City of Lansing Housing Ombudsman.**

4           **(4) Failure to vacate the structure is a misdemeanor violation of City of**  
5           **Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a**  
6           **\$500 fine.**

7           **(5) Allowing or encouraging another to occupy the structure is a**  
8           **misdemeanor violation of City of Lansing ordinance 1460.01(O) and is**  
9           **punishable by 90 days in jail and/or a \$500 fine.**

10           **(6) Removing the placard is a violation of City of Lansing ordinance**  
11           **1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.**

12           **(7) The property will be entered into the make safe or demolish process**  
13           **pursuant to the Housing Law of Michigan, as adopted by the City of Lansing**  
14           **Ordinance 1460.01(R).**

15           **(8) A current and valid phone number and email for the Office of Code**  
16           **Compliance.**

17           **(e) Removal of a notice pursuant to sections (a) or (b) of this Chapter is a municipal**  
18           **civil infraction, punishable by a fine of \$500. Removal of a notice under sections (a) or (b)**  
19           **for the purpose of repair shall not be a defense unless the owner or occupant first contacts**  
20           **the Office of Code Compliance to inform them of the necessity of removal and replacement**  
21           **of the notice is scheduled.**

1           Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
2 inconsistent with the provisions are repealed.

3           Section 3. Should any section, clause or phrase of this ordinance be declared to be  
4 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
5 other than the part so declared to be invalid.

6           Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council.

## INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

The Ordinance was read a first time by its title and referred to the Committee on **Public Safety**.

### **Resolution #2026-###**

By the Committee on Public Safety  
Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, \_\_\_\_\_, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an amendment to Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2024 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)

ORDINANCE NO. \_\_\_\_\_

**An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of the Lansing Codified Ordinances by adding Section 1460.05 to establish a unified system of notices to be posted on properties that are in violation of this Chapter.**

THE CITY OF LANSING ORDAINS:

Section 1. That Chapter 1460, Section 05, of the Codified Ordinances of the City of Lansing, Michigan, be and is hereby amended to read as follows:

**1460.05 Posted Notices.**

**(a) Any dwelling, or portion thereof, that is being used as a residential rental and does not have a valid Certificate of Compliance pursuant to this Chapter shall be marked with a white notice titled “Uncertified Rental Property” which must contain, at a minimum, the following information:**

**(1) The owner has failed to properly register the property as a rental pursuant to Lansing Ordinance 1460.44, or a prior certificate has lapsed.**

**(2) The property does not have a valid Certificate of Compliance.**

**(3) Resources regarding your rights as a tenant may be found by contacting Legal Services of South Central Michigan, the Michigan Attorney General’s Office, or the City of Lansing Housing Ombudsman.**

**(4) It is unlawful for any vacant unit to be reoccupied or re-rented.**

1                   **(5) This notice shall not be removed until a valid Certificate of**

2                   **Compliance has been granted.**

3                   **(6) The registered owner or an agent of the Owner must register the**  
4                   **property and apply for the issuance of a Certificate of Compliance.**

5                   **(7) If the property has not been registered and a Certificate of**  
6                   **Compliance applied for, including the payment of registration and**  
7                   **inspection fees, within 30 days, each and every day after is a separate**  
8                   **municipal civil infraction, with a fine in the amount of \$500 per day**  
9                   **until the inspection is scheduled.**

10                   **(8) A current and valid phone number and email for the Office of**  
11                   **Code Compliance.**

12                   **(b) Any property inspected pursuant to this chapter that contains one or more**  
13                   **violations of this chapter that are not remedied pursuant to the required notice of**  
14                   **violations, but is not a structure unfit for human occupancy as defined in 1460.01(M) or a**  
15                   **dangerous building as defined in section 1460.01(M), shall be marked with a yellow notice**  
16                   **entitled “Failed Rental Inspection” which must contain, at a minimum, the following**  
17                   **information:**

18                   **(1) The property is in violation of the IPMC as adopted by the City of**  
19                   **Lansing, Chapter 1460.01**

20                   **(2) Due to the violations of the IPMC, the property does not have a**  
21                   **valid current Certificate of Compliance.**

1                   **(3) Resources regarding your rights as a tenant may be found by**  
2                   **contacting Legal Services of South Central Michigan, the Michigan**  
3                   **Attorney General’s Office, or the City of Lansing Housing**  
4                   **Ombudsman.**

5                   **(4) It is unlawful for any vacant unit to be reoccupied or rented.**

6                   **(5) This notice shall not be removed until a valid certificate of**  
7                   **compliance has been granted.**

8                   **(6) The registered owner, registered agent, or occupant may arrange**  
9                   **for a certification inspection.**

10                  **(7) If a certification inspection has not been scheduled, including the**  
11                  **payment of registration and inspection fees, within 30 days, each and**  
12                  **every day after is a separate municipal civil infraction, with a fine in**  
13                  **the amount of \$500 per day until the inspection is scheduled.**

14                  **(8) A current and valid phone number and email for the Office of**  
15                  **Code Compliance.**

16                  **(c) Any property that is a structure unfit for human occupancy, as defined by this**  
17                  **Code and the IPMC, shall be marked with a red placard entitled “Unfit for Human**  
18                  **Occupancy” which must contain, at a minimum, the following information:**

19                   **(1) The structure is condemned as being unfit for human occupancy.**

20                   **(2) The structure must be vacated immediately.**

1 (3) Resources regarding your rights as a tenant may be found by contacting  
2 Legal Services of South Central Michigan, the Michigan Attorney General's  
3 Office, or the City of Lansing Housing Ombudsman.

4 (4) Failure to vacate the structure is a misdemeanor violation of City of  
5 Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a  
6 \$500 fine.

7 (5) Allowing or encouraging another to occupy the structure is a  
8 misdemeanor violation of City of Lansing ordinance 1460.01(O) and is  
9 punishable by 90 days in jail and/or a \$500 fine.

10 (6) Removing the placard is a violation of Section 111.7.1 of the IPMC, as  
11 adopted by Ordinance 1460.01(j) and is a misdemeanor punishable by 90  
12 days in jail and/or a \$500 fine.

13 (7) The hours individuals may be inside the structure for the purpose of  
14 making necessary repairs.

15 (8) A current and valid phone number and email for the Office of Code  
16 Compliance.

17 (d) Any property that is a dangerous building, as defined in MCL 125.539, shall be  
18 marked with a black placard titled "Dangerous Building" which must contain, at a  
19 minimum, the following information:

20 (1) The property is condemned as a dangerous building.

21 (2) The structure must be vacated immediately.

1           **(3) Resources regarding your rights as a tenant may be found by contacting**  
2           **Legal Services of South Central Michigan, the Michigan Attorney General’s**  
3           **Office, or the City of Lansing Housing Ombudsman.**

4           **(4) Failure to vacate the structure is a misdemeanor violation of City of**  
5           **Lansing ordinance 1460.01(O) and is punishable by 90 days in jail and/or a**  
6           **\$500 fine.**

7           **(5) Allowing or encouraging another to occupy the structure is a**  
8           **misdemeanor violation of City of Lansing ordinance 1460.01(O) and is**  
9           **punishable by 90 days in jail and/or a \$500 fine.**

10           **(6) Removing the placard is a violation of City of Lansing ordinance**  
11           **1460.01(O) and is punishable by 90 days in jail and/or a \$500 fine.**

12           **(7) The property will be entered into the make safe or demolish process**  
13           **pursuant to the Housing Law of Michigan, as adopted by the City of Lansing**  
14           **Ordinance 1460.01(R).**

15           **(8) A current and valid phone number and email for the Office of Code**  
16           **Compliance.**

17           **(e) Removal of a notice pursuant to sections (a) or (b) of this Chapter is a municipal**  
18           **civil infraction, punishable by a fine of \$500. Removal of a notice under sections (a) or (b)**  
19           **for the purpose of repair shall not be a defense unless the owner or occupant first contacts**  
20           **the Office of Code Compliance to inform them of the necessity of removal and replacement**  
21           **of the notice is scheduled.**

1           Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
2 inconsistent with the provisions are repealed.

3           Section 3. Should any section, clause or phrase of this ordinance be declared to be  
4 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
5 other than the part so declared to be invalid.

6           Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
7 immediate effect by City Council.

## PASSAGE OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

Is read a second time by its title. The Ordinance was reported from the Committee on Public Safety and is on the order of immediate passage.

COUNCIL MEMBER	YEA	NAY
Carter	<input type="checkbox"/>	<input type="checkbox"/>
Garza	<input type="checkbox"/>	<input type="checkbox"/>
Hussain	<input type="checkbox"/>	<input type="checkbox"/>
Kost	<input type="checkbox"/>	<input type="checkbox"/>
Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Nevarez Martinez	<input type="checkbox"/>	<input type="checkbox"/>
Pehlivanoglu	<input type="checkbox"/>	<input type="checkbox"/>
Spadafore	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL	_____	_____
<input type="checkbox"/> ADOPTED	<input type="checkbox"/> FAILED	
Immediate Effect	<input type="checkbox"/> Yes	<input type="checkbox"/> No

ORDINANCE NO. \_\_\_\_\_

1  
2           **An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of**  
3 **the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to**  
4 **clarify and update the regulation and certification of rental properties, and adding**  
5 **section 1460.53 regarding information to be provided to tenants at the time of**  
6 **occupancy.**

7           THE CITY OF LANSING ORDAINS:

8           Section 1. That Chapter 1460, Section 44-52, of the Codified Ordinances of the City of  
9 Lansing, Michigan, be and is hereby amended to read as follows:

10          1460.44. Registry.

11          (a) *General.* All rental properties in the City of Lansing, except owner-occupied single-  
12 family dwellings, are subject to Sections 1460.44 through 1460.53~~2~~ of this Code.

13                 Owners and agents of rentals subject to this Code shall register their names, telephone  
14 numbers, **email**, ~~and~~ place of residence or usual places of business, and the location of  
15 the premises regulated by this Code, with the Office of Code Compliance, ~~and~~ **all**  
16 absentee landlords shall have a registered agent in Lansing. An absentee landlord is the  
17 owner of property that is leased, assigned or rented to another and who lives more than  
18 40 miles from the Lansing City Limits.

19          (b) *Identification Required.* The owner of any rental properties shall provide proof or  
20 verification of his or her driver's license or State of Michigan Personal Identification  
21 Card to the Office of Code Compliance. A corporation, limited liability company, trust,

1 partnership, or D.B.A. registered with the State of Michigan or county shall provide  
2 such other information as may be required by the Office of Code Compliance. If the  
3 premises are managed or operated by an agent, the owners shall provide proof or  
4 verification of the agent's driver's license or State of Michigan Personal Identification  
5 Card to the Office of Code Compliance which shall be placed with the owner's name in  
6 the registry.

7 (c) *Time Allowed to Register Rental Property.* The owner(s) shall be responsible for  
8 registering a rental property within 30 days following the day on which the owner  
9 offers the premises, dwelling or unit for occupancy. If there is a transfer or change in  
10 any owner or agent required to register under this section, the new owner or agent  
11 shall, within 30 days of such transfer or change, notify, in writing, the Office of Code  
12 Compliance and provide the information required under this section.

13 (d) *Change of Owner or Agent's ~~Address or Phone~~ **Contact information.*** After  
14 registration, if the registered owner or registered agent changes residence, ~~or his or her~~  
15 usual place of business, ~~or his or her~~ telephone number(s), **or email address,** ~~The~~**the**  
16 registered owner or agent shall provide, in writing, the new address(es), ~~and/or~~  
17 telephone number(s), **and/or email address,** to the Office of Code Compliance within  
18 15 days of such change. If there is a new agent or there is no longer an agent, the  
19 registered owner shall provide, in writing, the required information to the Office of  
20 Code Compliance within 15 days of such change.

1 (e) *Transfer of Ownership.* If there is a transfer of ownership for any rental dwelling or  
2 unit required to be registered under this section, the registered owner or agent shall,  
3 within 15 days of such transfer or change, notify, in writing, the Office of Code  
4 Compliance and provide the name(s) and address of the new owner(s). If the registered  
5 owner or agent sells or transfers the property on a land contract or similar real estate  
6 installment sales contract, the registered owner or agent shall provide a copy of that  
7 entire land contract or agreement which has been recorded with the county register of  
8 deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city~~  
9 ~~assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The  
10 registered owner or agent shall provide such additional information as may be required  
11 by the Office of Code Compliance. The property shall be presumed to be a rental if the  
12 documentation required pursuant to this subsection is not filed as provided herein.

13 (f) *Application for Certificate of Compliance.* An owner or agent shall apply for a  
14 Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall  
15 comply with the requirements of this Code and with the procedures established by the  
16 Office of Code Compliance. ~~If any owner or agent fails to make an application for a~~  
17 ~~Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~

18 (g) *Certificate of Compliance Withheld.* When a ~~certificate~~**Certificate** is withheld pending  
19 compliance or the rental dwelling is not registered, and premises is not occupied for  
20 dwelling purposes, the premises shall not be occupied until a Certificate of Compliance

1 is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered~~  
2 ~~vacated until reinspection and proof of compliance has been obtained.~~

3 (h) *Lack of Certificate of Compliance.* If a rental dwelling unit lacks a current Certificate  
4 of Compliance or is not registered within the required time stated in subsections (c)  
5 and (d) hereof, **each and every day after the expiration of the required time is a**  
6 **separate municipal civil infraction, with a fine in the amount of \$500 per day until**  
7 **the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants~~  
8 ~~may pay the rent into an escrow account until a Certificate of Compliance is issued.~~  
9 The Office of Code Compliance may notify occupants when the Certificate of  
10 Compliance is issued. A nonrefundable administrative service fee, as established by  
11 City Council Resolution, shall be assessed in instances where the lack of a current  
12 certificate of compliance necessitates investigation by the Office of Code Compliance  
13 and noncompliance is found to exist.

14 (i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the  
15 condition that the premises remain in a safe, healthful and fit condition for occupancy.  
16 If, upon reinspection, the ~~Manager of Code Compliance~~ **Code Official, or their**  
17 **designee,** determines that conditions exist which are in violation of **Chapter 1460.01**  
18 of this Code. ~~The,~~ **the** certificate shall be immediately revoked and the premises may  
19 be vacated as provided in Section 1460.01~~(m)~~**(o)**.

20 1460.45. Inspections.

1 (a) ~~General. The Manager of Code Compliance~~ **Code Official, or their designee, or Code**  
2 ~~Compliance Officers~~ shall inspect, on a periodic basis, all rental dwellings and units  
3 required to be registered under this Code. **The registered owner or agent shall**  
4 **ensure that the premises regulated by this section are accessible for inspection**  
5 **during normal working hours of the Office of Code Compliance. However, an**  
6 **occupant of the premises may allow inspection at any time.**

7 (b) *Method for Conducting Inspections.* Inspections shall be conducted in the best manner  
8 to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office of**  
9 Code Compliance may request permission to enter any premises regulated by Section  
10 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an~~  
11 ~~emergency, the Manager may enter at any time.~~ Inspections may be conducted on one  
12 or more of the following bases:

13 (1) When all regulated premises in a predetermined geographical area are inspected  
14 simultaneously or within a short period of time.

15 (2) When ~~a complaints of a violations are is inspected within a reasonable time~~  
16 **received by the Office of Code Compliance.**

17 (3) When premises are found to have a high incidence of recurrent or uncorrected  
18 violations ~~are~~ **the premises may be** inspected more frequently, or

19 (4) When the Certificate of Compliance has expired.

1 ~~The registered owner or agent shall ensure that the premises regulated by this section are~~  
2 ~~accessible for inspection during normal working hours of the Code Compliance Division.~~  
3 ~~However, an occupant of the premises may allow inspection at any time.~~

4 (c) *Two-Year Certificates.* ~~In no event shall the period between Certificate of Compliance~~  
5 ~~inspections be longer than two years for rental dwellings with three or more units or~~  
6 ~~rooming houses that have received any violations of this Code during the most recent~~  
7 ~~inspection of the premises.~~ **All rental properties consisting of three or more units**  
8 **shall be inspected not less than once every two years. Certificates of Compliance**  
9 **issued to any property consisting of three or more units shall be valid for not**  
10 **more than two years. Any property, regardless of number of units, which has**  
11 **received one or more violations of this code, either during its most recent**  
12 **inspection or in the period between inspections, shall be issued a Certificate of**  
13 **Compliance valid for not more than two years.**

14 (d) *Three-Year Certificates.* ~~In no event shall the period between Certificate of~~  
15 ~~Compliance inspections be longer than three years for rental dwellings with one or two~~  
16 ~~units or rental dwellings with three or more units, or rooming houses that have not~~  
17 ~~received any violations of this Code during the most recent inspection of the premises.~~  
18 **All properties consisting of one or two rental units shall be inspected not less than**  
19 **once every three years. Any property containing one or two units that was found**  
20 **to have no violations of this code at its most recent inspection, and no violation(s)**

1 in the period between the prior and most recent inspections, shall be issued a

2 Certificate of Compliance valid for not more than three years.

3 (e) *Duties of Landlord.* Once notified of the Office of Code Compliance intent to inspect  
4 or reinspect a leasehold, a landlord, registered agent or property manager shall:

5 (1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee**, access to  
6 all leaseholds if the lease provides the owner, landlord, agent or manager a right of  
7 entry.

8 (2) Provide access to areas other than the leasehold or areas open to public view, or  
9 both.

10 (3) Notify tenants of the office's request to inspect the leasehold and make a good faith  
11 effort to obtain permission for an inspection from them, and arrange for the  
12 inspection. If a tenant has vacated a leasehold after the Office of Code Compliance  
13 has requested an inspection, the owner or manager shall notify the office of that  
14 fact within ten days after the leasehold is vacated.

15 (4) Provide access to the leasehold if a tenant of that leasehold has made a complaint  
16 to the Office of Code Compliance.

17 1460.46. Fees.

18 (a) *General.* The City shall charge nonrefundable fees for inspection and/or registration.  
19 Inspection and reinspection fees shall be set by resolution of City Council and shall be  
20 paid at the time of registration and in advance of inspection. The fee for inspection

1 covers the initial inspection and one complete reinspection. ~~If any subsequent~~  
2 ~~reinspections are required, City Council shall establish by resolution a reinspection fee~~  
3 ~~that shall increase at a progressively higher rate for each reinspection.~~ Failure on the  
4 part of the owner, owner's agent, or property manager to provide a 48-hour notice of  
5 inspection cancellation, and/or failure to keep a scheduled inspection time, may result  
6 in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their**  
7 **designee**, of a nonrefundable late fee, as established by City Council Resolution.

8 ~~(b) Certificate Expires. If the owner or registered agent fails to schedule a certification~~  
9 ~~inspection before the expiration of the existing Certificate of Compliance, the fee for~~  
10 ~~the certification inspection will be doubled.~~

11 ~~(eb)~~ **Administrative Fee Added.** If any registered owner or registered agent fails to pay any  
12 fees required by this Code within 60 days after the Certificate of Compliance has  
13 expired, an administrative service fee as established by City Council resolution shall be  
14 assessed.

15 ~~(dc)~~ **Payment.** Any fee for required inspections or reinspections, including the  
16 administrative service fee, shall be paid by the owner whose name appears on the  
17 City's real property tax assessment records.

18 ~~(ed) Lien on Property. Any unpaid fees or costs assessed under this Code shall be a lien~~  
19 ~~against the real property and shall be reported to the City's Assessor for placement on~~  
20 ~~the real property tax assessment records. Unpaid fees and costs shall be collected as~~  
21 ~~allowed by law.~~ **Unpaid fees. Any unpaid fee shall be considered a default to the**

1 City and is collectable as provided by law. No certificate under this chapter shall  
2 be granted while fees remain unpaid.

3 ~~(f) Notification to Add to Tax Roll. The owner shall be notified of the amount of unpaid~~  
4 ~~fees by first class mail at the address shown on the City Assessor's records. If the~~  
5 ~~owner fails to pay the amount owed within 30 days after mailing of the notice, the City~~  
6 ~~Assessor shall add the amount to the next tax roll of the City and it shall be collected as~~  
7 ~~provided by law for the collection of City taxes.~~

8 1460.47. Warrants.

9 (a) *General.* ~~In a nonemergency situation, if~~ the registered owner, registered agent or  
10 occupant demands a warrant for inspection of the premises, ~~the Manager of Code~~  
11 ~~Compliance shall obtain~~ a warrant for inspection **shall be obtained** from a court of  
12 competent jurisdiction **prior to entry into the premises.**

13 ~~(b) Preparation of Warrant. The Manager of Code Compliance shall prepare the warrant,~~  
14 ~~stating the address of the structure to be inspected, the nature of the inspection, as~~  
15 ~~defined in this Code or other applicable codes or statutes, and the reasons for the~~  
16 ~~inspection. It shall be appropriate and sufficient to set forth the basis for inspection~~  
17 ~~established in Section 1460.45 (Inspections). If the warrant is issued pursuant to~~  
18 ~~Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

19 ~~(c) Warrant Shall be Issued. If the court finds that the warrant is in proper form and in~~  
20 ~~accordance with this Code, it shall be issued forthwith.~~

1 ~~(d) *Emergency.* In the event of an emergency, no warrant shall be required.~~

2 1460.48. Procedures; inspection records and checklists.

3 (a) *Procedures.* The inspection procedures set forth in this Code are established, to secure  
4 the health and safety of the occupants of dwellings and of the general public.

5 (b) *Inspection Records.* The Office of Code Compliance shall keep a record of all  
6 inspections ~~in the housing violation letters database.~~

7 (c) *Checklists.* The Office of Code Compliance shall make available to the general public  
8 a checklist of commonly recurring violations found in examining premises offered for  
9 occupancy.

10 1460.49. Certificates of compliance.

11 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be  
12 occupied unless a Certificate of Compliance has been issued by the Office of Code  
13 Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of~~  
14 ~~the premises has been conducted by the Office of Code Compliance; appropriate fees~~  
15 ~~have been paid; the owner or their agent has provided proof of a valid insurance policy;~~  
16 ~~carried by the owner or tenant, providing coverage for tenant relocation costs; and~~  
17 ~~there are no delinquent real property taxes owed upon the premises. After inspection~~  
18 ~~the Office of Code Compliance shall not issue a certificate when the existing~~  
19 ~~conditions constitute a hazard to the health or safety of those who may occupy the~~  
20 ~~premises. If at the time of application, the owner does not have proof of insurance, a~~

1 certificate of compliance may be issued only with written acknowledgement by the  
2 owner of the requirements and obligations of Section 1460.51 of this Code of  
3 Ordinances. Two copies of the certificate shall be issued within 30 days after written  
4 application has been made, an inspection has been conducted and a determination has  
5 been made that the property meets the requirements of this Code. One copy of the  
6 certificate shall be prominently displayed in the front entrance area of the rental  
7 dwelling in dwellings containing one or more rental units when any rental unit in the  
8 dwelling is vacant. If both rental units are rented then the certificate need only be kept  
9 on the premises and made available at the request of tenants or government officials.  
10 Any rental property with three or more rental units must prominently display the  
11 certificate in the front entrance area of the rental dwelling.

12 **(b) *Requirements for Issuance of a Certificate of Compliance.* The Certificate of**  
13 **Compliance may not be issued until an inspection of the premises has been**  
14 **conducted by the Office of Code Compliance and the inspection does not reveal**  
15 **any violations of this Code; the owner or their agent has provided proof of a valid**  
16 **insurance policy, carried by the owner or tenant, providing coverage for tenant**  
17 **relocation costs; appropriate fees have been paid; there are no outstanding,**  
18 **delinquent, or forfeited real property taxes owed to either the City of Lansing,**  
19 **Eaton, or Ingham County; and the owner is not otherwise in Default to the City,**  
20 **as that term is defined in this or any other chapter of these ordinances. After**  
21 **inspection, the Office of Code Compliance shall not issue a certificate when the**  
22 **existing conditions constitute a hazard to the health or safety of those who may**

1 occupy the premises or the general public. If at the time of application, the owner  
2 does not have proof of insurance, a certificate of compliance may be issued only  
3 with written acknowledgement by the owner of the requirements and obligations  
4 of Section 1460.51 of this Code of Ordinances.

5 **(c) Issuance of a Certificate of Compliance; Display.** After written application has  
6 been made, an inspection has been conducted, and a determination has been made  
7 that the property meets the requirements of this Code, two copies of the  
8 certificate shall be issued within 30 days. All rental properties must prominently  
9 display the certificate in the front entrance area of the rental dwelling.

10 **(bd) Occupancy if Violation is Found.** Upon a finding that there is a violation of this Code,  
11 but that the existing violation does not constitute any unsafe condition, **the property**  
12 **shall be posted as established in 1460.05(b), however,** occupancy may continue at  
13 ~~the discretion of the Manager of Code Compliance.~~ **If the violations are not**  
14 **remedied, each and every day after the expiration of the time to complete repairs**  
15 **as required on the notice issued by the Office of Code Compliance, is a separate**  
16 **municipal civil infraction, with a fine in the amount of \$500 per day until a**  
17 **reinspection is scheduled.** Allowing continued occupancy shall not nullify or  
18 otherwise effect the enforcement of any violations of this Code. **A valid Certificate of**  
19 **Compliance shall not be issued if there are outstanding violations of this Code. If**  
20 **the property is vacated, it may not be reoccupied until all violations have been**  
21 **corrected and a valid Certificate of Compliance issued.**

1 (ee) *No Certificate or Expiration of Certificate.* Prior to the issuance of initial certificate or  
2 the expiration of a Certificate of Compliance, the Office of Code Compliance shall  
3 notify by **email and** regular first class mail, the registered owner and the registered  
4 agent, to arrange for a certification inspection. The registered owner shall be  
5 responsible for arranging an initial certification inspection within the time specified to  
6 register the rental dwelling in Section 1460.44(c) (Time allowed to register). The  
7 registered owner shall also be responsible for arranging for all certification inspections  
8 required thereafter prior to the expiration date on the ~~certificate~~**Certificate**. ~~If the~~  
9 ~~registered owner fails to schedule a certification inspection before the expiration of the~~  
10 ~~existing Certificate of Compliance, the fees for the certification inspection will be~~  
11 ~~doubled.~~

12 (df) *Lack of Valid Certificate or ~~Unregistered~~ **Uncertified Rental Dwelling**.* If the owner or  
13 agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate  
14 fees or arranged an initial certification inspection, the Office of Code Compliance shall  
15 issue a notice of ~~lack of valid Certificate of Compliance~~**Uncertified Rental Dwelling**  
16 to the owner and the occupants of each unit. If the registered owner or registered agent  
17 has not paid the appropriate inspection fees, or arranged a certification inspection, after  
18 a valid Certificate of Compliance has expired, the Office of Code Compliance shall  
19 issue a notice of lack of valid Certificate of Compliance to the registered owner and  
20 registered agent and the occupant of each unit. The notice ~~shall state~~ **must contain, at**  
21 **a minimum, the following information:**

- 1 (1) That the dwelling does ~~not have a valid Certificate of Compliance~~ **is an**  
2 **Uncertified Rental Dwelling.**
- 3 (2) That it is unlawful for any vacant unit to be reoccupied or re-rented.
- 4 (3) ~~That current tenants may be entitled to escrow rent moneys as provided for under~~  
5 ~~state law.~~ **That information regarding the rights of tenants and/or the**  
6 **responsibilities of landlords may be found by contacting Legal Services of**  
7 **South Central Michigan, The Michigan Attorney General's Office, or the**  
8 **Lansing Department of Human Relations and Community Services.**
- 9 (4) That a **notice placard** ~~containing this information may be posted on the dwelling~~  
10 ~~and may not be removed until a new Certificate of Compliance is issued.~~  
11 **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and**  
12 **may not be removed until a valid Certificate of Compliance is issued.**
- 13 (5) That the registered owner, **or** registered agent ~~or occupant~~ may arrange for a  
14 certification inspection.
- 15 (6) That if the certification inspection has not been scheduled and if the registration  
16 and inspection fees have not been paid, **each and every day after the expiration**  
17 **of the required time is a separate municipal civil infraction, with a fine in the**  
18 **amount of \$500 per day until the inspection is scheduled** ~~the Manager of Code~~  
19 ~~Compliance, order the structure vacated within 30 days.~~

20 1460.50. Notice, reinspection and revocation of certificate.

- 1 (a) *General.* If, upon inspection, the premises or any part thereof are found to be in  
2 violation of any of the provisions of this Code, the violation shall be recorded by the  
3 Office of Code Compliance ~~in the housing violation letters database.~~
- 4 (b) *Notice to be Sent.* The taxpayer of record, registered owner, the registered agent, and,  
5 ~~at the discretion of the Office of Code Compliance,~~ the occupants, shall be notified, in  
6 writing as per Section ~~107~~ **111.4** of the IPMC as adopted in Section 1460.01 of this  
7 Chapter, of the existence of the violation and shall be ordered to correct the violation  
8 as provided in this Code.
- 9 (c) *Reinspections.* The Office of Code Compliance shall reinspect after a reasonable time  
10 for the purpose of ascertaining whether ~~or not~~ the violation has been corrected.
- 11 (d) *Revocation of Certificate of Compliance.* If any Certificate of Compliance for  
12 occupancy is revoked because of the condition of any dwelling unit, the registered  
13 owner or agent may appeal such revocation under Section 111.1 of the IPMC as  
14 adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection  
15 1460.01~~(e)~~(s).
- 16 (e) **A notice pursuant to Chapter 1460.05(b) shall be placed on any property which**  
17 **fails any rental reinspection but is not “Unfit for Human Occupancy” pursuant to**  
18 **the IPMC as adopted by Chapter 1460.01 or a “Dangerous Building” as defined**  
19 **by MCL 125.539, as adopted by Chapter 1460.01(m).**

20 1460.51 Tenant Relocation Fee

1 (a) Fee Responsibility

2 The owner or party in interest whose name appears on the City's real property tax  
3 assessment records for a rental premises shall be responsible for and pay to the City the  
4 tenant relocation fee, as provided in subsection (b), in the event of all the following:

5 (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or  
6 structure governed by the regulations and requirements of this Chapter 1460 must  
7 vacate the rental premises for their health and safety as a result of the rental premises  
8 being declared unsafe and uninhabitable;

9 (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this  
10 Chapter 1460;

11 (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord  
12 does not have a valid insurance policy in place that covers tenants' relocation costs in a  
13 sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24  
14 hours of the request of the insurance policy and coverage in acceptable form to the  
15 Manager of Code Compliance; and

16 (4) The City provides, at the City's initial cost and expense, immediate temporary  
17 replacement relocation housing for the tenant or tenants.

18 (b) Tenant Relocation Fee

19 The tenant relocation fee shall be the total sum expended by the City to pay for temporary  
20 replacement relocation housing for any and all tenants relocated under subsection (a),

1           except that the fee reimbursement amount shall not be greater than an amount per day  
2           to be set by resolution of Council, shall not be for more than 30 days, and shall not  
3           exceed the amount the City actually pays for the housing.

4           (c) Collection

5           Upon final determination of the tenant relocation fee, the City department responsible for  
6           arranging the payment for the temporary replacement relocation housing shall report  
7           the amount of the payment to the City Treasurer who shall bill the owner or party in  
8           interest by first class mail at the address shown on the City Assessor's records. The  
9           full payment of the tenant relocation fee shall be due and payable within 30 days of the  
10          mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from  
11          the date of billing shall be a debt subject to collection as provided by law. The owner  
12          or interested party shall also be in default to the City until the full amount has been  
13          paid.

14          1460.52. Remedies.

15          Nothing in this Code shall limit or eliminate any right of action at common law or under  
16          statute that the City may otherwise have when enforcing the requirements of this Code.

17          **1460.53. Information to be provided at occupancy.**

18          **(a) At the time occupancy is given to a tenant of a residential premises, the owner**  
19          **shall provide each tenant with specific information regarding discrimination, and**  
20          **tenants' rights and responsibilities. Such specific information shall be approved**

1 by resolution of City Council. The City Clerk shall make the information  
2 approved by City Council available to local owners of rental properties,  
3 landlords, and their agents to pick-up without charge for distribution to tenants.  
4 The City shall make available to owners of rental properties, landlords, and their  
5 agents sufficient copies of the information to facilitate compliance with this  
6 section. A tenant shall be deemed to have been furnished a copy of the  
7 information if the owner of the rental property, landlord, or their agent mails it to  
8 the tenant or gives a copy of the information to the tenant in person. Tenants and  
9 prospective tenants may also pick up a copy of the information at the City Clerk's  
10 office without charge.

11 (b) The failure of an owner of rental property to comply with this section shall not be  
12 construed to affect the validity of the lease or the enforcement of any provisions of  
13 a lease. A violation of this section shall be deemed a municipal civil infraction,  
14 subject to payment of a civil fine as set forth in section 203.06(a)(11).

15 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
16 inconsistent with the provisions are repealed.

17 Section 3. Should any section, clause or phrase of this ordinance be declared to be  
18 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
19 other than the part so declared to be invalid.

20 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
21 immediate effect by City Council.

## INTRODUCTION OF ORDINANCE

An ordinance of the City of Lansing, Michigan to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

The ordinance was read a first time by its title and referred to the Committee on Public Safety.

### **Resolution #2026-###**

By the Committee on Public Safety  
Resolved by the City Council of the City of Lansing

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lansing that a public hearing be set for Monday, \_\_\_\_\_, 2026 in the City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan, for the purpose of supporting or opposing the Ordinance to amend Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

CITY OF LANSING  
NOTICE OF PUBLIC HEARING

The Lansing City Council will hold a public hearing on Monday, , 2026 at 7:00 p.m. in Council Chambers, 10<sup>th</sup> Floor, Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan to consider an amendment to Chapter 1460 of the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to clarify and update the regulation and certification of rental properties, and adding section 1460.53 regarding information to be provided to tenants at the time of occupancy.

For more information, please call Lansing City Council at 517-483-4177. If you are interested in this matter, please attend the public hearing or send a representative. Written comments will be accepted between 8 a.m. and 5 p.m. on City business days if received before 5 p.m., Monday, 2024 at the City Clerk's Office, Ninth Floor, City Hall, 124 West Michigan Ave., Lansing, MI 48933 or email [city.clerk@lansingmi.gov](mailto:city.clerk@lansingmi.gov).

Chris Swope, City Clerk, MMC/CMMC  
[www.lansingmi.gov/Clerk](http://www.lansingmi.gov/Clerk)  
[www.facebook.com/LansingClerkSwope](https://www.facebook.com/LansingClerkSwope)

ORDINANCE NO. \_\_\_\_\_

1  
2           **An ordinance of the City of Lansing, Michigan, to amend Chapter 1460 of**  
3 **the Lansing Codified Ordinances by amending Section 1460.44 to 1460.52 to**  
4 **clarify and update the regulation and certification of rental properties, and adding**  
5 **section 1460.53 regarding information to be provided to tenants at the time of**  
6 **occupancy.**

7           THE CITY OF LANSING ORDAINS:

8           Section 1. That Chapter 1460, Section 44-52, of the Codified Ordinances of the City of  
9 Lansing, Michigan, be and is hereby amended to read as follows:

10          1460.44. Registry.

11          (a) *General.* All rental properties in the City of Lansing, except owner-occupied single-  
12 family dwellings, are subject to Sections 1460.44 through 1460.53~~2~~ of this Code.

13           Owners and agents of rentals subject to this Code shall register their names, telephone  
14 numbers, **email**, ~~and~~ place of residence or usual places of business, and the location of  
15 the premises regulated by this Code, with the Office of Code Compliance, ~~and~~ **All**  
16 absentee landlords shall have a registered agent in Lansing. An absentee landlord is the  
17 owner of property that is leased, assigned or rented to another and who lives more than  
18 40 miles from the Lansing City Limits.

19          (b) *Identification Required.* The owner of any rental properties shall provide proof or  
20 verification of his or her driver's license or State of Michigan Personal Identification  
21 Card to the Office of Code Compliance. A corporation, limited liability company, trust,

1 partnership, or D.B.A. registered with the State of Michigan or county shall provide  
2 such other information as may be required by the Office of Code Compliance. If the  
3 premises are managed or operated by an agent, the owners shall provide proof or  
4 verification of the agent's driver's license or State of Michigan Personal Identification  
5 Card to the Office of Code Compliance which shall be placed with the owner's name in  
6 the registry.

7 (c) *Time Allowed to Register Rental Property.* The owner(s) shall be responsible for  
8 registering a rental property within 30 days following the day on which the owner  
9 offers the premises, dwelling or unit for occupancy. If there is a transfer or change in  
10 any owner or agent required to register under this section, the new owner or agent  
11 shall, within 30 days of such transfer or change, notify, in writing, the Office of Code  
12 Compliance and provide the information required under this section.

13 (d) *Change of Owner or Agent's ~~Address or Phone~~ **Contact information.*** After  
14 registration, if the registered owner or registered agent changes residence, ~~or his or her~~  
15 usual place of business, ~~or his or her~~ telephone number(s), **or email address,** ~~The~~**the**  
16 registered owner or agent shall provide, in writing, the new address(es), ~~and/or~~  
17 telephone number(s), **and/or email address,** to the Office of Code Compliance within  
18 15 days of such change. If there is a new agent or there is no longer an agent, the  
19 registered owner shall provide, in writing, the required information to the Office of  
20 Code Compliance within 15 days of such change.

1 (e) *Transfer of Ownership.* If there is a transfer of ownership for any rental dwelling or  
2 unit required to be registered under this section, the registered owner or agent shall,  
3 within 15 days of such transfer or change, notify, in writing, the Office of Code  
4 Compliance and provide the name(s) and address of the new owner(s). If the registered  
5 owner or agent sells or transfers the property on a land contract or similar real estate  
6 installment sales contract, the registered owner or agent shall provide a copy of that  
7 entire land contract or agreement which has been recorded with the county register of  
8 deeds to the ~~office of code compliance~~**Office of Code Compliance** and the ~~city~~  
9 ~~assessor's office~~**City Assessor's Office** within 15 days of such sale or transfer. The  
10 registered owner or agent shall provide such additional information as may be required  
11 by the Office of Code Compliance. The property shall be presumed to be a rental if the  
12 documentation required pursuant to this subsection is not filed as provided herein.

13 (f) *Application for Certificate of Compliance.* An owner or agent shall apply for a  
14 Certificate of Compliance. Inspection and issuance of ~~certificates~~**Certificates** shall  
15 comply with the requirements of this Code and with the procedures established by the  
16 Office of Code Compliance. ~~If any owner or agent fails to make an application for a~~  
17 ~~Certificate of Compliance, the occupant of the dwelling may apply for a certificate.~~

18 (g) *Certificate of Compliance Withheld.* When a ~~certificate~~**Certificate** is withheld pending  
19 compliance or the rental dwelling is not registered, and premises is not occupied for  
20 dwelling purposes, the premises shall not be occupied until a Certificate of Compliance

1 is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered~~  
2 ~~vacated until reinspection and proof of compliance has been obtained.~~

3 (h) *Lack of Certificate of Compliance.* If a rental dwelling unit lacks a current Certificate  
4 of Compliance or is not registered within the required time stated in subsections (c)  
5 and (d) hereof, **each and every day after the expiration of the required time is a**  
6 **separate municipal civil infraction, with a fine in the amount of \$500 per day until**  
7 **the inspection is scheduled.** ~~the dwelling may be ordered vacated and the occupants~~  
8 ~~may pay the rent into an escrow account until a Certificate of Compliance is issued.~~  
9 The Office of Code Compliance may notify occupants when the Certificate of  
10 Compliance is issued. A nonrefundable administrative service fee, as established by  
11 City Council Resolution, shall be assessed in instances where the lack of a current  
12 certificate of compliance necessitates investigation by the Office of Code Compliance  
13 and noncompliance is found to exist.

14 (i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the  
15 condition that the premises remain in a safe, healthful and fit condition for occupancy.  
16 If, upon reinspection, the ~~Manager of Code Compliance~~ **Code Official, or their**  
17 **designee,** determines that conditions exist which are in violation of **Chapter 1460.01**  
18 of this Code. ~~The,~~ **the** certificate shall be immediately revoked and the premises may  
19 be vacated as provided in Section 1460.01~~(m)~~**(o)**.

20 1460.45. Inspections.

1 (a) ~~General. The Manager of Code Compliance~~ **Code Official, or their designee, or Code**  
2 ~~Compliance Officers~~ shall inspect, on a periodic basis, all rental dwellings and units  
3 required to be registered under this Code. **The registered owner or agent shall**  
4 **ensure that the premises regulated by this section are accessible for inspection**  
5 **during normal working hours of the Office of Code Compliance. However, an**  
6 **occupant of the premises may allow inspection at any time.**

7 (b) *Method for Conducting Inspections.* Inspections shall be conducted in the best manner  
8 to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office of**  
9 Code Compliance may request permission to enter any premises regulated by Section  
10 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an~~  
11 ~~emergency, the Manager may enter at any time.~~ Inspections may be conducted on one  
12 or more of the following bases:

13 (1) When all regulated premises in a predetermined geographical area are inspected  
14 simultaneously or within a short period of time.

15 (2) When ~~a complaints of a violations are is inspected within a reasonable time~~  
16 **received by the Office of Code Compliance.**

17 (3) When premises are found to have a high incidence of recurrent or uncorrected  
18 violations ~~are~~ **the premises may be** inspected more frequently, or

19 (4) When the Certificate of Compliance has expired.

1 ~~The registered owner or agent shall ensure that the premises regulated by this section are~~  
2 ~~accessible for inspection during normal working hours of the Code Compliance Division.~~  
3 ~~However, an occupant of the premises may allow inspection at any time.~~

4 (c) *Two-Year Certificates.* ~~In no event shall the period between Certificate of Compliance~~  
5 ~~inspections be longer than two years for rental dwellings with three or more units or~~  
6 ~~rooming houses that have received any violations of this Code during the most recent~~  
7 ~~inspection of the premises.~~ **All rental properties consisting of three or more units**  
8 **shall be inspected not less than once every two years. Certificates of Compliance**  
9 **issued to any property consisting of three or more units shall be valid for not**  
10 **more than two years. Any property, regardless of number of units, which has**  
11 **received one or more violations of this code, either during its most recent**  
12 **inspection or in the period between inspections, shall be issued a Certificate of**  
13 **Compliance valid for not more than two years.**

14 (d) *Three-Year Certificates.* ~~In no event shall the period between Certificate of~~  
15 ~~Compliance inspections be longer than three years for rental dwellings with one or two~~  
16 ~~units or rental dwellings with three or more units, or rooming houses that have not~~  
17 ~~received any violations of this Code during the most recent inspection of the premises.~~  
18 **All properties consisting of one or two rental units shall be inspected not less than**  
19 **once every three years. Any property containing one or two units that was found**  
20 **to have no violations of this code at its most recent inspection, and no violation(s)**

1 in the period between the prior and most recent inspections, shall be issued a

2 Certificate of Compliance valid for not more than three years.

3 (e) *Duties of Landlord.* Once notified of the Office of Code Compliance intent to inspect  
4 or reinspect a leasehold, a landlord, registered agent or property manager shall:

5 (1) Provide ~~Code Compliance Officers~~ **the Code Official, or their designee**, access to  
6 all leaseholds if the lease provides the owner, landlord, agent or manager a right of  
7 entry.

8 (2) Provide access to areas other than the leasehold or areas open to public view, or  
9 both.

10 (3) Notify tenants of the office's request to inspect the leasehold and make a good faith  
11 effort to obtain permission for an inspection from them, and arrange for the  
12 inspection. If a tenant has vacated a leasehold after the Office of Code Compliance  
13 has requested an inspection, the owner or manager shall notify the office of that  
14 fact within ten days after the leasehold is vacated.

15 (4) Provide access to the leasehold if a tenant of that leasehold has made a complaint  
16 to the Office of Code Compliance.

17 1460.46. Fees.

18 (a) *General.* The City shall charge nonrefundable fees for inspection and/or registration.  
19 Inspection and reinspection fees shall be set by resolution of City Council and shall be  
20 paid at the time of registration and in advance of inspection. The fee for inspection

1 covers the initial inspection and one complete reinspection. ~~If any subsequent~~  
2 ~~reinspections are required, City Council shall establish by resolution a reinspection fee~~  
3 ~~that shall increase at a progressively higher rate for each reinspection.~~ Failure on the  
4 part of the owner, owner's agent, or property manager to provide a 48-hour notice of  
5 inspection cancellation, and/or failure to keep a scheduled inspection time, may result  
6 in the assessment by the ~~Manager of Code Compliance~~ **Code Official, or their**  
7 **designee**, of a nonrefundable late fee, as established by City Council Resolution.

8 ~~(b) *Certificate Expires.* If the owner or registered agent fails to schedule a certification~~  
9 ~~inspection before the expiration of the existing Certificate of Compliance, the fee for~~  
10 ~~the certification inspection will be doubled.~~

11 ~~(eb) *Administrative Fee Added.* If any registered owner or registered agent fails to pay any~~  
12 ~~fees required by this Code within 60 days after the Certificate of Compliance has~~  
13 ~~expired, an administrative service fee as established by City Council resolution shall be~~  
14 ~~assessed.~~

15 ~~(dc) *Payment.* Any fee for required inspections or reinspections, including the~~  
16 ~~administrative service fee, shall be paid by the owner whose name appears on the~~  
17 ~~City's real property tax assessment records.~~

18 ~~(ed) *Lien on Property.* Any unpaid fees or costs assessed under this Code shall be a lien~~  
19 ~~against the real property and shall be reported to the City's Assessor for placement on~~  
20 ~~the real property tax assessment records. Unpaid fees and costs shall be collected as~~  
21 ~~allowed by law. **Unpaid fees. Any unpaid fee shall be considered a default to the**~~

1 City and is collectable as provided by law. No certificate under this chapter shall  
2 be granted while fees remain unpaid.

3 ~~(f) Notification to Add to Tax Roll. The owner shall be notified of the amount of unpaid~~  
4 ~~fees by first class mail at the address shown on the City Assessor's records. If the~~  
5 ~~owner fails to pay the amount owed within 30 days after mailing of the notice, the City~~  
6 ~~Assessor shall add the amount to the next tax roll of the City and it shall be collected as~~  
7 ~~provided by law for the collection of City taxes.~~

8 1460.47. Warrants.

9 (a) *General.* ~~In a nonemergency situation, if~~ the registered owner, registered agent or  
10 occupant demands a warrant for inspection of the premises, ~~the Manager of Code~~  
11 ~~Compliance shall obtain~~ a warrant for inspection **shall be obtained** from a court of  
12 competent jurisdiction **prior to entry into the premises.**

13 ~~(b) Preparation of Warrant. The Manager of Code Compliance shall prepare the warrant,~~  
14 ~~stating the address of the structure to be inspected, the nature of the inspection, as~~  
15 ~~defined in this Code or other applicable codes or statutes, and the reasons for the~~  
16 ~~inspection. It shall be appropriate and sufficient to set forth the basis for inspection~~  
17 ~~established in Section 1460.45 (Inspections). If the warrant is issued pursuant to~~  
18 ~~Section 1460.45, it shall state that it is for the purposes set forth in 1460.45.~~

19 ~~(c) Warrant Shall be Issued. If the court finds that the warrant is in proper form and in~~  
20 ~~accordance with this Code, it shall be issued forthwith.~~

1 ~~(d) *Emergency.* In the event of an emergency, no warrant shall be required.~~

2 1460.48. Procedures; inspection records and checklists.

3 (a) *Procedures.* The inspection procedures set forth in this Code are established, to secure  
4 the health and safety of the occupants of dwellings and of the general public.

5 (b) *Inspection Records.* The Office of Code Compliance shall keep a record of all  
6 inspections ~~in the housing violation letters database.~~

7 (c) *Checklists.* The Office of Code Compliance shall make available to the general public  
8 a checklist of commonly recurring violations found in examining premises offered for  
9 occupancy.

10 1460.49. Certificates of compliance.

11 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be  
12 occupied unless a Certificate of Compliance has been issued by the Office of Code  
13 Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of~~  
14 ~~the premises has been conducted by the Office of Code Compliance; appropriate fees~~  
15 ~~have been paid; the owner or their agent has provided proof of a valid insurance policy,~~  
16 ~~carried by the owner or tenant, providing coverage for tenant relocation costs; and~~  
17 ~~there are no delinquent real property taxes owed upon the premises. After inspection~~  
18 ~~the Office of Code Compliance shall not issue a certificate when the existing~~  
19 ~~conditions constitute a hazard to the health or safety of those who may occupy the~~  
20 ~~premises. If at the time of application, the owner does not have proof of insurance, a~~

1 certificate of compliance may be issued only with written acknowledgement by the  
2 owner of the requirements and obligations of Section 1460.51 of this Code of  
3 Ordinances. Two copies of the certificate shall be issued within 30 days after written  
4 application has been made, an inspection has been conducted and a determination has  
5 been made that the property meets the requirements of this Code. One copy of the  
6 certificate shall be prominently displayed in the front entrance area of the rental  
7 dwelling in dwellings containing one or more rental units when any rental unit in the  
8 dwelling is vacant. If both rental units are rented then the certificate need only be kept  
9 on the premises and made available at the request of tenants or government officials.  
10 Any rental property with three or more rental units must prominently display the  
11 certificate in the front entrance area of the rental dwelling.

12 **(b) *Requirements for Issuance of a Certificate of Compliance.* The Certificate of**  
13 **Compliance may not be issued until an inspection of the premises has been**  
14 **conducted by the Office of Code Compliance and the inspection does not reveal**  
15 **any violations of this Code; the owner or their agent has provided proof of a valid**  
16 **insurance policy, carried by the owner or tenant, providing coverage for tenant**  
17 **relocation costs; appropriate fees have been paid; there are no outstanding,**  
18 **delinquent, or forfeited real property taxes owed to either the City of Lansing,**  
19 **Eaton, or Ingham County; and the owner is not otherwise in Default to the City,**  
20 **as that term is defined in this or any other chapter of these ordinances. After**  
21 **inspection, the Office of Code Compliance shall not issue a certificate when the**  
22 **existing conditions constitute a hazard to the health or safety of those who may**

1 occupy the premises or the general public. If at the time of application, the owner  
2 does not have proof of insurance, a certificate of compliance may be issued only  
3 with written acknowledgement by the owner of the requirements and obligations  
4 of Section 1460.51 of this Code of Ordinances.

5 **(c) Issuance of a Certificate of Compliance; Display.** After written application has  
6 been made, an inspection has been conducted, and a determination has been made  
7 that the property meets the requirements of this Code, two copies of the  
8 certificate shall be issued within 30 days. All rental properties must prominently  
9 display the certificate in the front entrance area of the rental dwelling.

10 **(bd) Occupancy if Violation is Found.** Upon a finding that there is a violation of this Code,  
11 but that the existing violation does not constitute any unsafe condition, **the property**  
12 **shall be posted as established in 1460.05(b), however,** occupancy may continue at  
13 ~~the discretion of the Manager of Code Compliance.~~ **If the violations are not**  
14 **remedied, each and every day after the expiration of the time to complete repairs**  
15 **as required on the notice issued by the Office of Code Compliance, is a separate**  
16 **municipal civil infraction, with a fine in the amount of \$500 per day until a**  
17 **reinspection is scheduled.** Allowing continued occupancy shall not nullify or  
18 otherwise effect the enforcement of any violations of this Code. **A valid Certificate of**  
19 **Compliance shall not be issued if there are outstanding violations of this Code. If**  
20 **the property is vacated, it may not be reoccupied until all violations have been**  
21 **corrected and a valid Certificate of Compliance issued.**

1 (ee) *No Certificate or Expiration of Certificate.* Prior to the issuance of initial certificate or  
2 the expiration of a Certificate of Compliance, the Office of Code Compliance shall  
3 notify by **email and** regular first class mail, the registered owner and the registered  
4 agent, to arrange for a certification inspection. The registered owner shall be  
5 responsible for arranging an initial certification inspection within the time specified to  
6 register the rental dwelling in Section 1460.44(c) (Time allowed to register). The  
7 registered owner shall also be responsible for arranging for all certification inspections  
8 required thereafter prior to the expiration date on the ~~certificate~~**Certificate**. ~~If the~~  
9 ~~registered owner fails to schedule a certification inspection before the expiration of the~~  
10 ~~existing Certificate of Compliance, the fees for the certification inspection will be~~  
11 ~~doubled.~~

12 (df) *Lack of Valid Certificate or ~~Unregistered~~ **Uncertified Rental Dwelling**.* If the owner or  
13 agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate  
14 fees or arranged an initial certification inspection, the Office of Code Compliance shall  
15 issue a notice of ~~lack of valid Certificate of Compliance~~**Uncertified Rental Dwelling**  
16 to the owner and the occupants of each unit. If the registered owner or registered agent  
17 has not paid the appropriate inspection fees, or arranged a certification inspection, after  
18 a valid Certificate of Compliance has expired, the Office of Code Compliance shall  
19 issue a notice of lack of valid Certificate of Compliance to the registered owner and  
20 registered agent and the occupant of each unit. The notice ~~shall state~~ **must contain, at**  
21 **a minimum, the following information:**

- 1 (1) That the dwelling does ~~not have a valid Certificate of Compliance~~ **is an**  
2 **Uncertified Rental Dwelling.**
- 3 (2) That it is unlawful for any vacant unit to be reoccupied or re-rented.
- 4 (3) ~~That current tenants may be entitled to escrow rent moneys as provided for under~~  
5 ~~state law.~~ **That information regarding the rights of tenants and/or the**  
6 **responsibilities of landlords may be found by contacting Legal Services of**  
7 **South Central Michigan, The Michigan Attorney General's Office, or the**  
8 **Lansing Department of Human Relations and Community Services.**
- 9 (4) That a **notice placard** ~~containing this information may be posted on the dwelling~~  
10 ~~and may not be removed until a new Certificate of Compliance is issued.~~  
11 **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and**  
12 **may not be removed until a valid Certificate of Compliance is issued.**
- 13 (5) That the registered owner, **or** registered agent ~~or occupant~~ may arrange for a  
14 certification inspection.
- 15 (6) That if the certification inspection has not been scheduled and if the registration  
16 and inspection fees have not been paid, **each and every day after the expiration**  
17 **of the required time is a separate municipal civil infraction, with a fine in the**  
18 **amount of \$500 per day until the inspection is scheduled** ~~the Manager of Code~~  
19 ~~Compliance, order the structure vacated within 30 days.~~

20 1460.50. Notice, reinspection and revocation of certificate.

- 1 (a) *General.* If, upon inspection, the premises or any part thereof are found to be in  
2 violation of any of the provisions of this Code, the violation shall be recorded by the  
3 Office of Code Compliance ~~in the housing violation letters database.~~
- 4 (b) *Notice to be Sent.* The taxpayer of record, registered owner, the registered agent, and,  
5 ~~at the discretion of the Office of Code Compliance,~~ the occupants, shall be notified, in  
6 writing as per Section ~~107~~ **111.4** of the IPMC as adopted in Section 1460.01 of this  
7 Chapter, of the existence of the violation and shall be ordered to correct the violation  
8 as provided in this Code.
- 9 (c) *Reinspections.* The Office of Code Compliance shall reinspect after a reasonable time  
10 for the purpose of ascertaining whether ~~or not~~ the violation has been corrected.
- 11 (d) *Revocation of Certificate of Compliance.* If any Certificate of Compliance for  
12 occupancy is revoked because of the condition of any dwelling unit, the registered  
13 owner or agent may appeal such revocation under Section 111.1 of the IPMC as  
14 adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection  
15 1460.01~~(e)~~(s).
- 16 (e) **A notice pursuant to Chapter 1460.05(b) shall be placed on any property which**  
17 **fails any rental reinspection but is not “Unfit for Human Occupancy” pursuant to**  
18 **the IPMC as adopted by Chapter 1460.01 or a “Dangerous Building” as defined**  
19 **by MCL 125.539, as adopted by Chapter 1460.01(m).**

20 1460.51 Tenant Relocation Fee

1 (a) Fee Responsibility

2 The owner or party in interest whose name appears on the City's real property tax  
3 assessment records for a rental premises shall be responsible for and pay to the City the  
4 tenant relocation fee, as provided in subsection (b), in the event of all the following:

5 (1) The City Office of Code Compliance determines the tenant or tenants of a rental unit or  
6 structure governed by the regulations and requirements of this Chapter 1460 must  
7 vacate the rental premises for their health and safety as a result of the rental premises  
8 being declared unsafe and uninhabitable;

9 (2) At the time it is vacated, the rental structure is legally inhabited pursuant to this  
10 Chapter 1460;

11 (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord  
12 does not have a valid insurance policy in place that covers tenants' relocation costs in a  
13 sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24  
14 hours of the request of the insurance policy and coverage in acceptable form to the  
15 Manager of Code Compliance; and

16 (4) The City provides, at the City's initial cost and expense, immediate temporary  
17 replacement relocation housing for the tenant or tenants.

18 (b) Tenant Relocation Fee

19 The tenant relocation fee shall be the total sum expended by the City to pay for temporary  
20 replacement relocation housing for any and all tenants relocated under subsection (a),

1           except that the fee reimbursement amount shall not be greater than an amount per day  
2           to be set by resolution of Council, shall not be for more than 30 days, and shall not  
3           exceed the amount the City actually pays for the housing.

4           (c) Collection

5           Upon final determination of the tenant relocation fee, the City department responsible for  
6           arranging the payment for the temporary replacement relocation housing shall report  
7           the amount of the payment to the City Treasurer who shall bill the owner or party in  
8           interest by first class mail at the address shown on the City Assessor's records. The  
9           full payment of the tenant relocation fee shall be due and payable within 30 days of the  
10          mailing. Any portion of the tenant relocation fee remaining unpaid after 30 days from  
11          the date of billing shall be a debt subject to collection as provided by law. The owner  
12          or interested party shall also be in default to the City until the full amount has been  
13          paid.

14          1460.52. Remedies.

15          Nothing in this Code shall limit or eliminate any right of action at common law or under  
16          statute that the City may otherwise have when enforcing the requirements of this Code.

17          **1460.53. Information to be provided at occupancy.**

18          **(a) At the time occupancy is given to a tenant of a residential premises, the owner**  
19          **shall provide each tenant with specific information regarding discrimination, and**  
20          **tenants' rights and responsibilities. Such specific information shall be approved**

1 by resolution of City Council. The City Clerk shall make the information  
2 approved by City Council available to local owners of rental properties,  
3 landlords, and their agents to pick-up without charge for distribution to tenants.  
4 The City shall make available to owners of rental properties, landlords, and their  
5 agents sufficient copies of the information to facilitate compliance with this  
6 section. A tenant shall be deemed to have been furnished a copy of the  
7 information if the owner of the rental property, landlord, or their agent mails it to  
8 the tenant or gives a copy of the information to the tenant in person. Tenants and  
9 prospective tenants may also pick up a copy of the information at the City Clerk's  
10 office without charge.

11 (b) The failure of an owner of rental property to comply with this section shall not be  
12 construed to affect the validity of the lease or the enforcement of any provisions of  
13 a lease. A violation of this section shall be deemed a municipal civil infraction,  
14 subject to payment of a civil fine as set forth in section 203.06(a)(11).

15 Section 2. All ordinances, resolutions or rules, parts of ordinances, resolutions or rules  
16 inconsistent with the provisions are repealed.

17 Section 3. Should any section, clause or phrase of this ordinance be declared to be  
18 invalid, the same shall not affect the validity of the ordinance as a whole, or any part thereof  
19 other than the part so declared to be invalid.

20 Section 4. This ordinance shall take effect on the 14th day after enactment, unless given  
21 immediate effect by City Council.

## Jackson, Brian

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**From:** Ali Peeler <alipeeler@icloud.com>  
**Sent:** Thursday, December 18, 2025 3:16 PM  
**To:** City Council; Clerk, City  
**Cc:** Alison Peeler  
**Subject:** [EXTERNAL] Request for Council Action: Independent Forensic Audit of City Finances

**Importance:** High

Lansing City Council Members,

I am a Lansing resident writing to respectfully request that the Lansing City Council authorize an **independent forensic audit of the City of Lansing's finances**.

This request is made in the interest of transparency, accountability, and long-term fiscal health. It is **not an allegation of wrongdoing** and is not directed at any individual officeholder. A forensic audit is a standard governance tool used by cities when financial systems are complex, long-term obligations are significant, and public trust is essential.

Lansing currently faces several conditions that reasonably justify a deeper, independent review, including:

- Significant long-term pension and retiree benefit liabilities
- Ongoing public disputes over budget priorities, vetoes, and overrides
- Prior annual audits noting internal control or process weaknesses, even where overall opinions were unqualified
- Growing public concern regarding transparency and fiscal decision-making

Given these factors, I am asking Council to consider authorizing a **clearly scoped forensic or special investigative audit** conducted by an independent third-party firm, with results released publicly. If no major issues are found, the audit would provide assurance and restore confidence. If weaknesses are identified, they can be addressed constructively and transparently.

Specifically, I respectfully request that City Council:

1. Place this matter on a public agenda
2. Hold an open discussion and vote on authorizing a forensic audit
3. Ensure that any audit findings and recommendations are made publicly available

Strong cities welcome oversight. I believe this action would demonstrate Council's commitment to responsible governance and to protecting Lansing's long-term financial future.

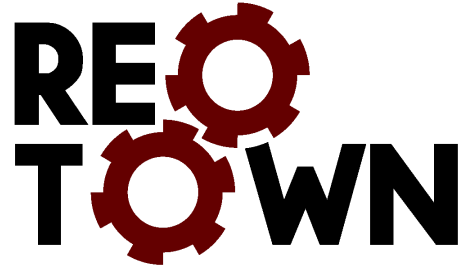
Thank you for your time and service to our city. I would appreciate knowing your position on this request ASAP.

Sincerely,

Alison Peeler  
Ward 2

[alipeeler@icloud.com](mailto:alipeeler@icloud.com)

517-708-7779



REO Town Commercial Association  
1105 S. Washington Avenue, Lansing, MI 48910  
[www.reotown.org](http://www.reotown.org)

December 29th, 2025

Dear Community Leaders,

We're writing to you today on behalf of REO Town business owners who have expressed alarm and concern over parking-related issues in our neighborhood. We ask for your help with **immediate stop-gap assistance**, and also your partnership with ongoing efforts to help us make REO Town a place where creative and vibrant small businesses can continue to thrive.

In the immediate term, we ask for a **cessation of LPD ticketing on the alley between Elm and South streets, just East of Washington Avenue**. This alley has historically been a main source for employee parking at a variety of neighborhood businesses, and recently became a target area for ticketing. This is one of several issues that are causing hardship for small businesses and their employees. But, it is the easiest to fix in the short term, with your help.

Please continue reading for further context and some potential solutions we have in mind. Since this is a time sensitive matter, we would appreciate a response by January 1st.

Issues around parking in REO Town have grown and changed over the past 10 years. In 2015 signage was installed along Washington Avenue, South Street, and Hazel Street limiting parking to 2 hours from 9am to 6pm. This caused concern among businesses with employees or clients that stay longer than 2 hours. The neighborhood was not consulted about this change, but generally adapted to the shift. Employees and clients found alternative parking spaces in "abandoned" lots, and other locations, like alleys.

Ticketing on street parking increased around 2022. At that time the REO Town Commercial Association contacted Andy Kilpatrick, who suggested we speak to Traci Shell, who suggested we speak to Brian McGrain, where the conversation fizzled out. Parking enforcement seems to be intermittent at this time.

This summer, the LPD began ticketing aggressively for parking in the alley just east of Washington Avenue. This alley has been widely used as employee parking for the businesses in the area. This alley is the only public parking space without a 2 hour time limit (with the exception of the south side of South Street, for which the time limit was removed as it is primarily used as BWL employee parking). A concerned neighborhood business owner contacted Andy Kilpatrick. Kilpatrick shared that the alley has technically never been a legal place to park, but that the decision to begin enforcement came from LPD, which is not his department. Kilpatrick provided contact information for Hal King in parking services, who did not respond to emails.

This month we learned another previously “abandoned” lot will soon be gated and closed to the public, leading to another scramble for employees and employers in the neighborhood.

Attached is a map of the parking restrictions in the area. It shows that there is no place for anyone to legally park for more than 2 hours, including for employees of local businesses that do not have a private lot. During the confusion of increased ticketing, we heard from employees who received multiple tickets for using their customary parking spaces. As the neighborhood continues to develop, and the number of ‘abandoned lots’ approaches zero, local businesses and their employees are afraid and feeling helpless.

We have identified a few potential solutions:

- 1) Stop enforcement of parking restrictions on the alley between Elm and South streets, just East of Washington Avenue. This is a crucial stop-gap measure to prevent a parking emergency for neighborhood businesses. This alley was used as public parking for several decades without incident. In the long term, this alley could be redesignated as a one way street, and/or appropriate signage could be installed.
- 2) The Elm Street bridge west of Washington Avenue should be reduced from 4 lanes down to 2, with parking on either side of the street. This was formerly a thoroughfare for GM deliveries, but is no longer used as such and is overdue for repurposing. Future proposed beautification could add to this project, but simply restriping the street would be helpful in the near term.
- 3) Midway between Elm and South streets, on the West side of the road, is a parking lot. This lot is currently being leased by the City of Lansing to BWL. The City dedicated this lot to BWL while construction of their facility was underway. It could be returned to public parking, which would just require a conversation with BWL and a change in signage. BWL has expressed being open to this change in past, off-the-record conversations with the RTCA.

We are happy to discuss these issues in person, either in private or at a future council meeting. We recognize that some of these requests, if possible, may take months or years to implement, but in the meantime **we would like to formally request that Parking Services and LPD cease enforcement in the alley** while we try to find a long term solution.

Thank you for your consideration,

Your friends at the REO Town Commercial Association

*Current Board Members:*

*Dylan Rogers (The Robin Theatre)*

*Rebecca Douglas (River Point Neighborhood)*

*Kenneth Jones (Studio Intrigue Architects)*

*Dan Nunez (Wheel House Studio)*

*Tiffany Norde (Moore's Park Neighborhood, Rock the Block Studio)*

*Paul Trowbridge (Cuttin' Up Barbershop)*

*Hezekiah Trevino (Riverview Church / The Cadillac Room)*



The Alley



Elm Street Bridge



Cinnaire/BWL Parking



## Swope, Chris

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**From:** Ali Peeler <alipeeler@icloud.com>  
**Sent:** Monday, January 5, 2026 6:21 PM  
**To:** City Council; Clerk, City; CityAtty  
**Cc:** Alison Peeler  
**Subject:** [EXTERNAL] Request for Forensic Audit and Independent Review Public Statement for the record

**Importance:** High

### City of Lansing

#### City Council Public Comment Submission

**Name:** Ali Peeler  
**Address:** Lansing Michigan  
**Date:** January 5 2026  
**Meeting:** Lansing City Council Regular Meeting

**Subject:** Request for Forensic Audit and Independent Review

Good evening Council Members and Mayor.

My name is Ali Peeler. I am a Lansing resident and I submit this statement to formally request a forensic audit and independent review of the City of Lansing's financial and legal recordkeeping and internal controls.

This request is based on documented facts and a pattern of transparency and recordkeeping concerns, not on speculation or political disagreement.

Over the past several weeks I have submitted multiple Freedom of Information Act requests seeking basic records that a city government should reasonably be able to produce. These requests included records related to litigation involvement, legal liabilities, and associated costs, as well as records tied to public commitments, oversight mechanisms, and operational accountability.

On January 5 2026, the City denied my FOIA request seeking records of City involved lawsuits and related costs during the current mayoral administration. The City certified in writing that no responsive records exist under any name reasonably known to the City.

That certification is significant.

Municipal litigation is a routine function of city government. Lawsuits, claims, settlements, judgments, insurance payments, and outside counsel fees are ordinary municipal liabilities and expenditures. They involve public funds, appear in budgets, and are processed through City financial systems.

These activities cannot occur without records.

When the City formally certifies that no records exist documenting litigation involvement or costs, the issue extends beyond FOIA compliance. It raises concerns regarding governance, internal controls, auditability, and executive oversight.

In addition to this denial, my work has identified other indicators consistent with systemic recordkeeping weaknesses. These include persistent code enforcement failures documented by residents, inconsistent reporting of public safety outcomes, public commitments made at prior inaugurations without corresponding tracking or evaluation records, and oversight pathways that exist formally but fail operationally.

Viewed collectively, these issues suggest broader deficiencies in how information is tracked, retained, and made available for review.

The Lansing City Charter requires the City to maintain accurate financial records, support audits, and operate transparently under executive administration. A government that cannot readily identify records related to legal liabilities and expenditures cannot meet those obligations with confidence.

I am not alleging misconduct. I am requesting verification.

A forensic audit is a corrective tool. It protects residents, City staff, the administration, and this Council by replacing uncertainty with documented facts.

Accordingly, I respectfully request that City Council formally direct an independent forensic audit or equivalent external review. The scope should include legal liabilities, litigation related expenditures, settlements, and the adequacy of recordkeeping practices across departments. I further request that the findings be made public.

If the City's systems are sound, an audit will confirm that and restore trust. If deficiencies exist, identifying them now allows for correction before greater harm occurs.

Lansing residents deserve a city government that can clearly, consistently, and credibly account for its obligations.

Thank you for placing this statement into the public record.

Respectfully submitted,

Ali Peeler

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