

AGENDA

Committee on Public Safety April 2, 2026 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda, members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting. To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Spadafore, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Martinez, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. March 5, 2026
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Appointment; Michael Lynn Jr.; 3rd Ward member of the Board of Fire Commissioners; Term to expire June 30, 2027
 - C. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 813 Bement St. (PEND-4409)
 - D. Setting a Show Cause Hearing on Orders to Make Safe or Demolish to the owners of 108 W. Barnes Ave. (PEND-4411)
 - E. ORDINANCE -Amend Chapter 1460; Amend Sections 1460.44 - 1460.52 and add Section 1460.53 to clarify and update the regulation and certification of rental properties
6. **Other**
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES
Committee on Public Safety
Thursday, March 5, 2026 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Spadafore called the meeting to order at 4:00 pm

PRESENT

Council Member Peter Spadafore, Chair
Council Member Adam Hussain, Vice Chair
Council Member Clara Martinez, Member

OTHERS PRESENT

Sherrie Boak, Council Legislative Office Manager
Matt Staples, OCA
Patrick Abood, OCA
Rawley Van Fossen, EDP
Luke Bingaman, Legislative Analyst
Meredith Johnson, Code Compliance
Joe Neller, Rental Property Owners

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM FEBRUARY 19, 2026, AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

Mr. Neller distributed a document of points, and asked Council to consideration a performance based system. He then spoke on the rental certificate timelines, management of rental properties. Mr. Van Fossen spoke briefly on the timeline for rental certifications, and what they are eligible for a 3 year to continue if they do not have any violations. Council Member Spadafore asked about the current ordinance in front of them and Mr. Staples confirmed the change was for the multi family, and to get a 3 year certificate is for no violations.

DISCUSSION

RESOLUTION –Orders to Make Safe or Demolish; 3126 Maloney

Mr. Rawley stated there has been no activity on this property.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO MAKE SAFE OR DEMOLISH IN 60 DAYS FOR 3126 MALONEY. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 904 E. Kalamazoo

Mr. Van Fossen stated in this property and 408 Norman, 408 Sawyer, and 1004 Cady are subject to tax foreclosure. They have till March 31st to pay, then the County puts the list out, and so asking Committee to table all these today until they hear it was tax foreclosed. If take action today, there is a risk if the demo order would start, so the order would go to the County, and then it would expire, then

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the City would have to do the demolition, and then invoice the County, and then the debt for demolition would go on the tax for auction on the vacant land.

The Committee consensus was to not take action on this property per the request from Mr. Van Fossen pending tax foreclosure process with Ingham County.

RESOLUTION – Orders to Make Safe or Demolish; 408 Norman St.

The Committee consensus was to not take action on this property per the request from Mr. Van Fossen pending tax foreclosure process with Ingham County.

RESOLUTION – Orders to Make Safe or Demolish; 408 Sawyer Rd.

The Committee consensus was to not take action on this property per the request from Mr. Van Fossen pending tax foreclosure process with Ingham County.

RESOLUTION – Orders to Make Safe or Demolish; 2112 N. High Street

Mr. Van Fossen stated there has been no activity on this property.

MOTION BY COUNCIL MEMBER HUSSAIN TO MAKE SAFE OR DEMOLISH AT 2112 N HIGH STREET FOR 60 DAYS. MOTION CARRIED 3-0.

RESOLUTION – Orders to Make Safe or Demolish; 1004 Cady Court

The Committee consensus was to not take action on this property per the request from Mr. Van Fossen pending tax foreclosure process with Ingham County.

RESOLUTION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1240 Section 1240.04 Define “Liquor Store”

The Committee reviewed the documents for this and the other following ordinances at the last meeting, and there have been no changes since then.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET A PUBLIC HEARING FOR APRIL 6, 2026 TO AMEND CHAPTER 1240 SECTION 1240.04 TO DEFINE LIQUOR STORE. MOTION CARRIED 3-0.

RESOLUTION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1250 Section 1250.02 Liquor License Location Proximity

The Committee reviewed the documents for this and the other following ordinances at the last meeting, and there have been no changes since then.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET A PUBLIC HEARING FOR APRIL 6, 2026 TO AMEND CHAPTER 1250 SECTION 1250.02 TO DEFINE LIQUOR LICENSE LOCATION PROXIMITY. MOTION CARRIED 3-0.

RESOLUTION- Introduce and Set Public Hearing; Zoning Amendment Chapter 1243 Table 1243.03 add “Liquor Store” to the Commercial Mixed Use Districts Allowable Use Table

The Committee reviewed the documents for this and the other following ordinances at the last meeting, and there have been no changes since then.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET A PUBLIC HEARING FOR APRIL 6, 2026 TO AMEND CHAPTER 1243 TABLE 1243.03 ADD LIQUOR STORE TO COMMERCIAL MIXED USE DISTRICTS ALLOWABLE USE TABLE. MOTION CARRIED 3-0.

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RESOLUTION - Introduce and Set Public Hearing; Zoning Amendment Chapter 1245 Table 1245.03 add "Liquor Store" to the Special Districts Allowable Use Table

The Committee reviewed the documents for this and the other following ordinances at the last meeting, and there have been no changes since then.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO INTRODUCE AND SET A PUBLIC HEARING FOR APRIL 6, 2026 TO AMEND CHAPTER 1245 TABLE 1245.03 ADD LIQUOR STORE TO SPECIAL DISTRICTS ALLOWABLE USE TABLE. MOTION CARRIED 3-0.

ORDINANCE – Amending Section 1460.01 to adopt the 2021 International Property Maintenance Code

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE SECTION 1460.01 AS AMENDED TO STATE "EVERY PUBLISHED ORDINANCE SHALL BECOME EFFECTIVE ON THE 14TH DAY AFTER ENACTMENT, AT ANY LATER DATE SPECIFIED OR UNLESS GIVEN IMMEDIATE EFFECT BY CITY COUNCIL. MOTION CARRIED 3-0.

ORDINANCE – Amending Section 1460.01 add Section 1460.05 to establish unified system of violation notices

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE ORDINANCE AMENDING SECTION 1460.01 ADDING SECTION 1460.05 AS AMENDED TO STATE "EVERY PUBLISHED ORDINANCE SHALL BECOME EFFECTIVE ON THE 14TH DAY AFTER ENACTMENT, AT ANY LATER DATE SPECIFIED OR UNLESS GIVEN IMMEDIATE EFFECT BY CITY COUNCIL. MOTION CARRIED 3-0.

ORDINANCE – Amending Chapter 1460, Amend Sections 1460.44-1460.52 and add Section 1460.53 to clarify regulations and certifications on rental properties

Council Member Spadafore stated that based on the public comment at hearing, and public comment today, he asked if the Committee would consider not taking action at this time, but more discussion at a later meeting.

MOTION BY COUNCIL MEMBER HUSSAIN TO TABLE FOR FURTHER DISCUSSION. MOTION CARRIED 2-0.

OTHER

No other topics at this time.

ADJOURN

Adjourned at 4:19 p.m.

Submitted by

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on

Application for Appointment to Board or Commission

01/20/2026 11:45 AM (EST)

Application for Appointment to Board or Commission

Thank you for your interest in serving on a Lansing Board, Commission, or Committee.

Certain boards, commissions, or committees require appointees to be a registered elector in the City of Lansing (Charter Section 2-102) and be a resident of Lansing for one year prior to taking office (Charter Section 2-102).

Appointees to every board, commission, or committee must not be in default to the City at the time of taking office (Charter Section 2-103.2).

Lansing City Charter, Section 5-104, Ineligibility For Boards, restricts certain City employee activities on some boards: "No person holding another City office or activity employed by the City shall be eligible to be a voting member on any board."

Date 01/20/2026

First Name Michael

Middle Christopher

Last Name Lynn jr

Date of Birth [REDACTED]

Home Address 2817 Woodview Dr

City Lansing

State MI

Zip Code 48911

Email mike.lynn@empowerlansing.org

Gender [REDACTED]

If you don't know which ward you live in, visit the [Lansing Neighborhoods Ward Map](#) and type in your address to find out!

Ward Ward 3

Best Phone Number to Contact You 5175748031

In what year did you move to Lansing? 2025

Additional Information Regarding Experience and Credentials Community organizer, Fire fighter EMT, non profit executive

Occupational Background Fire fighter, community organization leader

Educational Background	Trade school completion
Are you a current City of Lansing or Lansing Board of Water and Light employee?	No
Previous Appointments	None
Current Appointments	None
First Choice for Board to Serve on	Fire Commissioners
Second Choice of a Board to Serve on	Police Commissioners
Third Choice of a Board to Serve on	Human Relations and Community Services Board (HRCS)
Fourth Choice of a Board to Serve on	Lansing Housing Commission
Please comment briefly on why you wish to serve on a particular board or commission. Please be specific as to your goals and ideas about how you wish to contribute to the work of the board or commission.	I bring I bring a unique perspective of community member, leader and my professional experience as a fire fighter in the Lansing fire department. I have a passion to see our department live its potential to be the best in the nation.
Qualifications and Eligibility – At this time, if you do not meet one or more of the qualifications or eligibility requirements listed at the top, please state here the requirement to be met and explain how you will be qualified or eligible before you would be sworn in to an appointed office.	I have no intelligibility issues
<p>This certification is not required but may impact potential consideration of the appointment being sought. I authorize the use of the information provided above to conduct a background search, including but not limited to criminal history, residency, and indebtedness to the City of Lansing. If selected to serve, I further authorize additional background checks during the term of my service to ensure the required criteria continue to be met. I also acknowledge that I have the affirmative duty to inform the City if I become aware of any change or condition in my status that fails to meet the required criteria.</p>	
Agreement to Background Check Authorization	• I agree
Please type your name in this box to signify that you can serve on a board or commission and the information in this application is accurate to the best of your knowledge.	Michael Lynn jr
Date & Time	01/20/2026 11:45 AM (EST)

Receive an email copy of this form.

Yes

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Mayor has made the recommendation for the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027; 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 Public Safety met on April 2, 2026 and took affirmative action.

NOW, THEREFORE, BE IT RESOLVED that the Lansing City Council, hereby, confirms the appointment of Michael Lynn Jr. as the 3rd Ward member of the Board of Fire Commissioners for a term to expire June 30, 2027.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	813 Bement
PARCEL NUMBER:	33-01-01-15-353-031

MSD HEARING DATE:	11/18/2025
MSD HEARING RESULTS:	MSD 1/20/2026

LISTED TAXPAYER:	Scott Kelley, Rich Kelley
INTERESTED PARTIES:	
SEV INFORMATION:	\$24,700.00
LAND VALUE:	\$5,400.00
BUILDING VALUE:	
LOT SIZE:	65.95x54

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	7/11/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$60,303.88
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	COM 37.81 FEET OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF RE S TO RE BLOCK 4
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PROPERTY OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE and/or E-MAIL
Rich Kelley	813 Bement St Lansing MI 48912	517-749-6244
	3/25/2026 - Called Phone	left voicemail

CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Set Show Cause Hearing
City Council		
City Council		
Committee on Public Safety		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Tuesday, 11/18/2025 @ 5:00 PM



Andy Schor, Mayor

813 Bement

Title Information:

- Scott Kelly & Rich Kelly

Original Red Tag Date:

- 7/11/24

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure. Lack of utilities was the original tag. Since then, the house has been notified of meter tampering and on 6/14/25 had a severe fire.

Property Activity:

- Permits; PB23 deck/porch expired. PB19 reroof expired. 2 board ups in 2025.

SEV & Cost of Repairs:

- SEV is \$24,700.00
- Cost of repairs is \$60,303.88

City Recommendation:

- 30 days to make safe or demolish.



Inspection Photos





Inspection Photos





Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **813 Bement St** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 813 Bement St**
 - **City, State, Zip, county: Lansing, MI 48912**
 - **Legal Description: COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD**
 - **Parcel #: 33-01-01-15-353-031**

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date: Tuesday November 18, 2025**
- **Time: 4:00 pm**
- **Location: 316 N. Capitol Ave. Ste: C-2**

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2025 – 11.18.25 #2
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Matter of the building/structure at 813 BEMENT STREET, which is a dwelling garage other

1. Date of hearing: NOVEMBER 18, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY and MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539 ().
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$24,700.00
7. The cost to repair the building or structure to make it safe is \$60,303.88
8. The real estate is described as follows:

Parcel Number: 33-01-01-15-353-031

COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LINE BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BEG, S TO BEG; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 11/20/2026

11/18/25
Date

David R. Muelle
Hearing Officer

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 813 Bement St, 33-01-01-15-353-031, COM 57.8 FT E OF SW COR LOT 1, TH E TO INT N N LIN BEMENT ST & S LINE HEALD PLACE, NW'LY TO PT DUE N OF BE, S TO BE; BLOCK 4 LANSING IMPROVEMENT COMPANYS ADD, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on July 11TH, 2024 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on November 18TH, 2025, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by January 20TH, 2026; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe.

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, April 20, 2026 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 813 Bement Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

CITY OF LANSING - MAKE SAFE OR DEMOLISH HEARING

CASE OVERVIEW SHEET

ADDRESS:	108 W Barnes
PARCEL NUMBER:	33-01-01-21-378-091

LISTED TAXPAYER:	Linda B Haddad
INTERESTED PARTIES:	
SEV INFORMATION:	\$16,400.00
LAND VALUE:	\$2,700.00
BUILDING VALUE:	
LOT SIZE:	33x72

LEGAL DESCRIPTION:	W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place
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CURRENT BLDG SAFETY PERMIT ACTIVITY

BUILDING:	NA
ELECTRICAL:	E26-0032 ready to issue
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

MSD HEARING DATE:	11/19/2025
MSD HEARING RESULTS:	MSD 1/20/26

HOUSING CODE VIOLATION LTR:	
ORIGINAL RED TAG DATE:	11/29/2024
ZONING:	R-3
ESTIMATE OF REPAIRS:	\$137,655.20
PICTURES:	YES
OTHER:	

<u>PROPERTY OWNER CONTACT INFORMATION</u>		
NAME	ADDRESS	PHONE and/or E-MAIL
Linda B Haddad	24441 Willow Lane, Novi 48375	517-819-5423
Anton Haddad	3/25/2026 Called number given	emailed son/owner @ tonyhad11@gmail.com

<u>CURRENT CITY COUNCIL ACTIVITY</u>		
MEETING	DATE	ACTION
City Council	3/23/2026	Referred to Committee
Committee on Public Safety	4/2/2026	Set Show Cause Hearing
City Council		
Committee on Public Safety		
City Council		
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Wednesday, 11/19/25 @ 5:00 PM



Andy Schor, Mayor

108 W Barnes

Title Information:

- 108 W Barnes; 33-01-01-21-378-091
- W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE
- Owner - Linda B Haddad

Original Red Tag Date:

- 11/29/2024

Reasons for Red Tag

- Due to a Fire, The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- No activity to repair has been done .
- No permits have been pulled to start repairs.
- 1 Grass violation in 2025
- 1 Trash violation in 2025

SEV & Cost of Repairs:

- SEV is \$16,400.00
- Cost of repairs is estimated at \$ 137,655.20

City Recommendation:

- 30 days to make safe or demolish.



Andy Schor, Mayor

108 W Barnes

Fire Report Information:

- Estimated Fire Damage; 40%

Permits needed:

- Building
- Electrical
- Plumbing
- Mechanical

Other violation activity

- 2025
 - 1 grass - resolved
 - 1 trash - resolved



Andy Schor, Mayor

Inspection Photos





Inspection Photos





Andy Schor, Mayor

Inspection Photos

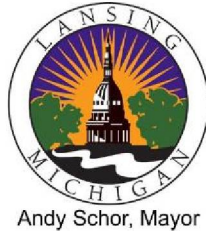




Andy Schor, Mayor

Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

This notice is to inform you that the building located at: **108 W. Barnes Ave** has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Address: 108 W. Barnes Ave**
 - **City, State, Zip, county: Lansing, MI 48910**
 - **Legal Description: W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE**
 - **Parcel #: 33-01-01-21-378-091**

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date: Wednesday November 19, 2025**
- **Time: 5:00 pm**
- **Location: 316 N. Capitol Ave. Ste: C-2**

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

<p>CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING</p>	<p>ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE</p>	<p>FILE NO. D2025 – 11.19.25 #2</p>
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Matter of the building/structure at 108 W. BARNES AVE. which is a dwelling garage other

1. Date of hearing: NOVEMBER 19, 2025 Hearing Officers: DAVE MUYLLE
2. TOM BARRY & MEREDITH JOHNSON, Code Enforcement LEAD OFFICER of the City of

Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
 rental registration owner(s)
 Owner's or party in interest on City tax assessment record
4. The building/structure is is not a dangerous building as defined in MCL 125.539 ().
5. The building/structure has been substantially destroyed by:
 - Fire
 - Wind
 - Flood
 - Deterioration
 - Neglect
 - Abandonment
 - Vandalism
 - other:

6. The state equalized value of the building/structure is \$16,400.00
7. The cost to repair the building or structure to make it safe is \$137,655.00
8. The real estate is described as follows:

Parcel Number: 33-01-01-21-378-091
W 2 R LOT 5 & S 6 FT OF W 2 R LOT 4 BLOCK 2 PARK PLACE

IT IS ORDERED THAT:

The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

The building/structure shall be made safe or demolished on or before 1/20/2024

11/19/25
Date

David M. Mylles
Hearing Officer

Resolution #2026-###

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

WHEREAS, the Code Compliance Officer has determined that the building located at , 108 W. Barnes Ave, 33-01-01-21-378-091, W 2 R Lot 5 & s 6 FT of W 2 R Lot 4 Block 2 Park Place, City of Lansing, Ingham County, Michigan, as recorded in Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on NOVEMBER 29TH, 2024; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on NOVEMBER 19th, 2025, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by JANUARY 20TH, 2026 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on **INSERT DATE, 2026** to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 108 W. Barnes Ave, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, **INSERT DATE, 2026**.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

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

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

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

1 registered owner shall provide, in writing, the required information to the Office of
2 Code Compliance within 15 days of such change.

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

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

1 (g) *Certificate of Compliance Withheld.* When a ~~certificate~~**Certificate** is withheld pending
2 compliance or the rental dwelling is not registered, and premises is not occupied for
3 dwelling purposes, the premises shall not be occupied until a Certificate of Compliance
4 is obtained. ~~Those premises which are occupied for dwelling purposes may be ordered~~
5 ~~vacated until reinspection and proof of compliance has been obtained.~~

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

17 (i) *Certificate Issued on Condition.* A Certificate of Compliance shall be issued on the
18 condition that the premises remain in a safe, healthful and fit condition for occupancy.
19 If, upon reinspection, the ~~Manager of Code Compliance~~ **Code Official, or their**
20 **designee,** determines that conditions exist which are in violation of **Chapter 1460.01**

1 of this Code. ~~The,~~ **the** certificate shall be immediately revoked and the premises may
2 be vacated as provided in Section 1460.01~~(m)~~**(o)**.

3 1460.45. Inspections.

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

10 (b) *Method for Conducting Inspections.* Inspections shall be conducted in the best manner
11 to secure compliance with this Code. Agents or employees of the ~~Department~~ **Office of**
12 **Code Compliance** may request permission to enter any premises regulated by Section
13 1460.44 (Registry) at reasonable hours to undertake an inspection. ~~Upon an~~
14 ~~emergency, the Manager may enter at any time.~~ Inspections may be conducted on one
15 or more of the following bases:

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

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

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

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

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

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

1 **inspections, shall be issued a Certificate of Compliance valid for not more than**
2 **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

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

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

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

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

19 ~~(ed) *Lien on Property.* Any unpaid fees or costs assessed under this Code shall be a lien~~
20 ~~against the real property and shall be reported to the City's Assessor for placement on~~

1 the real property tax assessment records. Unpaid fees and costs shall be collected as
2 allowed by law. **Unpaid fees. Any unpaid fee shall be considered a default to the**
3 **City and is collectable as provided by law. No certificate under this chapter shall**
4 **be granted while fees remain unpaid.**

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

10 1460.47. Warrants.

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

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

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

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

4 1460.48. Procedures; inspection records and checklists.

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

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

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

12 1460.49. Certificates of compliance.

13 (a) *General.* Rental dwellings or units required by this Code to be registered shall not be
14 occupied unless a Certificate of Compliance has been issued by the Office of Code
15 Compliance. ~~The Certificate of Compliance shall be issued only after an inspection of~~
16 ~~the premises has been conducted by the Office of Code Compliance; appropriate fees~~
17 ~~have been paid; the owner or their agent has provided proof of a valid insurance policy;~~
18 ~~carried by the owner or tenant, providing coverage for tenant relocation costs; and~~
19 ~~there are no delinquent real property taxes owed upon the premises. After inspection~~

1 the Office of Code Compliance shall not issue a certificate when the existing
2 conditions constitute a hazard to the health or safety of those who may occupy the
3 premises. If at the time of application, the owner does not have proof of insurance, a
4 certificate of compliance may be issued only with written acknowledgement by the
5 owner of the requirements and obligations of Section 1460.51 of this Code of
6 Ordinances. Two copies of the certificate shall be issued within 30 days after written
7 application has been made, an inspection has been conducted and a determination has
8 been made that the property meets the requirements of this Code. One copy of the
9 certificate shall be prominently displayed in the front entrance area of the rental
10 dwelling in dwellings containing one or more rental units when any rental unit in the
11 dwelling is vacant. If both rental units are rented then the certificate need only be kept
12 on the premises and made available at the request of tenants or government officials.
13 Any rental property with three or more rental units must prominently display the
14 certificate in the front entrance area of the rental dwelling.

15 **(b) *Requirements for Issuance of a Certificate of Compliance.* The Certificate of**
16 **Compliance may not be issued until an inspection of the premises has been**
17 **conducted by the Office of Code Compliance and the inspection does not reveal**
18 **any violations of this Code; the owner or their agent has provided proof of a valid**
19 **insurance policy, carried by the owner or tenant, providing coverage for tenant**
20 **relocation costs; appropriate fees have been paid; there are no outstanding,**
21 **delinquent, or forfeited real property taxes owed to either the City of Lansing,**

1 Eaton, or Ingham County; and the owner is not otherwise in Default to the City,
2 as that term is defined in this or any other chapter of these ordinances. After
3 inspection, the Office of Code Compliance shall not issue a certificate when the
4 existing conditions constitute a hazard to the health or safety of those who may
5 occupy the premises or the general public. If at the time of application, the owner
6 does not have proof of insurance, a certificate of compliance may be issued only
7 with written acknowledgement by the owner of the requirements and obligations
8 of Section 1460.51 of this Code of Ordinances.

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

14 **(bd) Occupancy if Violation is Found.** Upon a finding that there is a violation of this Code,
15 but that the existing violation does not constitute any unsafe condition, **the property**
16 **shall be posted as established in 1460.05(b), however,** occupancy may continue at
17 ~~the discretion of the Manager of Code Compliance.~~ **If the violations are not**
18 **remedied, each and every day after the expiration of the time to complete repairs**
19 **as required on the notice issued by the Office of Code Compliance, is a separate**
20 **municipal civil infraction, with a fine in the amount of \$500 per day until a**

1 **reinspection is scheduled.** Allowing continued occupancy shall not nullify or
2 otherwise effect the enforcement of any violations of this Code. **A valid Certificate of**
3 **Compliance shall not be issued if there are outstanding violations of this Code. If**
4 **the property is vacated, it may not be reoccupied until all violations have been**
5 **corrected and a valid Certificate of Compliance issued.**

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

16 *(df) Lack of Valid Certificate or ~~Unregistered~~ **Uncertified Rental Dwelling.*** If the owner or
17 agent has not registered the ~~rental dwelling~~**Rental Dwelling** or paid the appropriate
18 fees or arranged an initial certification inspection, the Office of Code Compliance shall
19 issue a notice of ~~lack of valid Certificate of Compliance~~**Uncertified Rental Dwelling**
20 to the owner and the occupants of each unit. If the registered owner or registered agent

1 has not paid the appropriate inspection fees, or arranged a certification inspection, after
2 a valid Certificate of Compliance has expired, the Office of Code Compliance shall
3 issue a notice of lack of valid Certificate of Compliance to the registered owner and
4 registered agent and the occupant of each unit. The notice ~~shall state~~ **must contain, at**
5 **a minimum, the following information:**

6 (1) That the dwelling ~~does not have a valid Certificate of Compliance is an~~
7 **Uncertified Rental Dwelling.**

8 (2) That it is unlawful for any vacant unit to be reoccupied or re-rented.

9 (3) ~~That current tenants may be entitled to escrow rent moneys as provided for under~~
10 ~~state law.~~ **That information regarding the rights of tenants and/or the**
11 **responsibilities of landlords may be found by contacting Legal Services of**
12 **South Central Michigan, The Michigan Attorney General's Office, or the**
13 **Lansing Department of Human Relations and Community Services.**

14 (4) That a ~~notice placard containing this information may be posted on the dwelling~~
15 ~~and may not be removed until a new Certificate of Compliance is issued.~~
16 **consistent with Ordinance 1460.05(a) shall be placed on the dwelling and**
17 **may not be removed until a valid Certificate of Compliance is issued.**

18 (5) That the registered owner, ~~or registered agent or occupant~~ may arrange for a
19 certification inspection.

1 (6) That if the certification inspection has not been scheduled and if the registration
2 and inspection fees have not been paid, **each and every day after the expiration**
3 **of the required time is a separate municipal civil infraction, with a fine in the**
4 **amount of \$500 per day until the inspection is scheduled** ~~the Manager of Code~~
5 ~~Compliance, order the structure vacated within 30 days.~~

6 1460.50. Notice, reinspection and revocation of certificate.

7 (a) General. If, upon inspection, the premises or any part thereof are found to be in
8 violation of any of the provisions of this Code, the violation shall be recorded by the
9 Office of Code Compliance ~~in the housing violation letters database.~~

10 (b) Notice to be Sent. The taxpayer of record, registered owner, the registered agent and, ~~at~~
11 ~~the discretion of the Office of Code Compliance,~~ the occupants, shall be notified, in
12 writing as per Section ~~407~~ **111.4** of the IPMC as adopted in Section 1460.01 of this
13 Chapter, of the existence of the violation and shall be ordered to correct the violation
14 as provided in this Code.

15 (c) Reinspections. The Office of Code Compliance shall reinspect after a reasonable time
16 for the purpose of ascertaining whether ~~or not~~ the violation has been corrected.

17 (d) Revocation of Certificate of Compliance. If any Certificate of Compliance for
18 occupancy is revoked because of the condition of any dwelling unit, the registered
19 owner or agent may appeal such revocation under Section 111.1 of the IPMC as

1 adopted in Section 1460.01 of this Chapter, and specifically modified in Subsection
2 1460.01(s).

3 **(e) A notice pursuant to Chapter 1460.05(b) shall be placed on any property which**
4 **fails any rental reinspection but is not “Unfit for Human Occupancy” pursuant to**
5 **the IPMC as adopted by Chapter 1460.01 or a “Dangerous Building” as defined**
6 **by MCL 125.539, as adopted by Chapter 1460.01(m).**

7 1460.51 Tenant Relocation Fee

8 (a) Fee Responsibility

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

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

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

18 (3) At the time the tenants vacate the rental structure or unit, the owner, tenant, or landlord
19 does not have a valid insurance policy in place that covers tenants’ relocation costs in a

1 sum that is equal to or exceeds the Tenant Relocation Fee and provides proof within 24
2 hours of the request of the insurance policy and coverage in acceptable form to the
3 ~~Manager of Code Compliance~~ **Code Official**; and

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

6 (b) Tenant Relocation Fee

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

12 (c) Collection

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

1 owner or interested party shall also be in default to the City until the full amount has
2 been paid.

3 (d) Exemption

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

11 1460.52. Remedies.

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

14 **1460.53. Information to be provided at occupancy.**

15 **(a) At the time occupancy is given to a tenant of a residential premises, the landlord**
16 **shall provide each tenant with specific information regarding discrimination, and**
17 **tenants' rights and responsibilities. Such specific information shall be approved**
18 **by resolution of City Council. The City Clerk shall make the information**
19 **approved by City Council available to local landlords and their agents to pick-up**

