



**AD HOC COMMITTEE ON RENTAL AND
LAND CONTRACT HOUSING CONDITIONS
Monday, November 28, 2016 @ 4:30 p.m.
Council Conference Room**

The meeting was called to order at 4:34 p.m.

Councilmember Kathie Dunbar, Chair
Councilmember Judi Brown Clarke, Member
Councilmember Tina Houghton, Member – arrived at 4:37 p.m.
Councilmember Carol Wood, Member.

Others Present:

Sherrie Boak, Council Office Manager
Billie O'Berry, Assistant City Attorney

Public Comment

No public comment.

Minutes

Action on the minutes will be taken at the next meeting.

DISCUSSION

ORDINANCE – Ordinance Amendment to Chapter 1460

Council Member Dunbar referenced information she found under PA 415; MCL 211.27a(10) and the Michigan State Tax Commission Transfer of Ownership Guidelines. This state the buyer has to submit the PTA. Ms. O'Berry asked where that is being requested to be added. The Committee considered adding it to page 2, under *Transfer of Ownership*.

Council Member Wood reminded the Committee that the goal initially was to require the person who continually gets into the land contracts not to continually sell on land contract. Council Member Brown Clarke provided a scenario, noting again that the filing agent, the buyer is not educated.

Council Member Dunbar noted her goal is to also change the policy in the Assessor's office so that the PTA is filled by the buyer. Ms. O'Berry pointed out that the discussion for action now is for the rental ordinance. Council Member Dunbar stated she was advised by the Tax Commission that it would be confusing, unless it is also reflected in the ordinance and mirrors the language.

The Committee held further discussion on removing the word “seller”, adding the requirements to the Assessing policy in a Committee Report Resolution, making sure the PA and the MCL are cited in the referenced resolution. Ms. O’Berry stated she would need to research if the assessor can deny recording something for PTA, and if there is nothing in the Statue the Assessor can require as am additional step.

It was confirmed this Ordinance amendment is having its required public hearing tonight and also on the agenda for adoption. Council Member Brown Clarke asked if both items, ordinance and the report, should be addressed at the same meeting. It was determined to proceed as planned and then remove the report from the Council agenda until written and approved at the next meeting.

MOTION BY COUNCIL MEMBER WOOD TO APPROVE THE RESOLTION WITH THE CHANGE ON LINE 22 ON PAGE 2 FROM “CONTRACT” TO “AGREEMENT”. MOTION CARRIED 4-0.

Discussion – Assessor Role in Requirements of Obtaining Land Contracts

For buyer protection Sharon wants the land contract filed. Discussion on steps for the policies. Council Staff will propose dates to the City Assessor for the week of December 5th to meet on the policies.

ADJOURN

Adjourn at 5:20 p.m.

Submitted by,

Sherrie Boak, Recording Secretary

Lansing City Council

Approved by the Committee on December 7, 2016