

ORDINANCE NO. 74.1

AN ORDINANCE OF THE CHARTER TOWNSHIP OF LANSING, INGHAM COUNTY, MICHIGAN, PROVIDING THAT THE CODE OF ORDINANCES, CHARTER TOWNSHIP OF LANSING, MICHIGAN, BE AMENDED BY MAKING TECHNICAL REVISIONS TO CERTAIN SECTIONS, INCLUDING SECTION 69A-1 (“PURPOSE”), SECTION 69A-3 (“APPLICABILITY”), SECTION 69A-4 (“REGISTRATION OF RENTAL PROPERTIES”), SECTION 69A-5 (“INSPECTIONS”), SECTION 69A-8 (“VACATION OF RENTAL DWELLINGS OR CAUSE TO HAVE VIOLATIONS REMEDIED”), SECTION 69A-10 (“PARKING REQUIREMENTS”), SECTION 69A-11 (“MISCELLANEOUS PROVISIONS”), AND SECTION 69A-12 (“VIOLATIONS AND PENALTIES”); PROVIDE FOR PENALTIES FOR VIOLATIONS AND DESIGNATE VIOLATIONS OF THE ORDINANCE AS MUNICIPAL CIVIL INFRACTIONS; REPEAL ORDINANCES AND PORTIONS OF ORDINANCES INCONSISTENT WITH THIS ORDINANCE; AND PROVIDE AN EFFECTIVE DATE THEREOF.

THE TOWNSHIP BOARD OF TRUSTEES FOR THE CHARTER TOWNSHIP OF LANSING HEREBY ORDAINS:

1. The Charter Township of Lansing Code of Ordinances is hereby amended by amending Section 69A-1 (“Purpose”) to Chapter 69A (“Registration and Inspection of Residential Rental Property”) to Title VI (“Licensing”) to read as follows:

The Charter Township of Lansing finds that the act of renting or leasing dwelling units is a business activity. The township also finds that dwellings or dwelling units which are leased or rented to the public, when improperly maintained, by reason of their structures, equipment, sanitation, use or occupancy, may adversely affect public health, safety and general welfare as well as the aesthetic value of surrounding property and community. To correct unsuitable conditions which exist within rental properties and to establish mechanisms for the continued maintenance of a sound rental housing stock within the Charter Township of Lansing, and to promote the public health, safety and general welfare of its citizens, the township establishes these regulations which shall require the registration of rental dwelling units and provide for the enforcement of minimum rental housing standards.

This chapter supplements and augments the International Property Maintenance Code of 2021, as adopted by the Charter Township of Lansing, in protecting and promoting the health, safety and welfare of the citizens of the Charter Township of Lansing by requiring the registration of all rental dwelling units in the township. This registration, combined with regular systematic inspections, will help prevent overcrowding, the incidence of communicable diseases, and will aid in the enforcement of the International Property Maintenance Code, which sets minimum allowable standards for adequate maintenance of habitable dwellings. This chapter is not intended nor shall it be used for the purpose of including the township in civil disputes between rental owners and tenants involving, but not limited to, non-payment of rent, evictions and/or personal disputes.

Newly constructed rental properties shall be registered by the township at the time a certificate of occupancy is issued, and then must be subsequently re-registered and inspected as required by this chapter.

(b) **Registration requirements.** The registration of any rental property shall require at least the following information on forms provided by the township:

(1) The address of the rental property with each rental unit contained therein enumerated. If the rental units are within a rental complex, the property manager's address shall also be included.

(2) If applicable, the number of buildings, including rental dwellings, in the rental complex.

(3) The number of rental units per rental dwelling.

(4) The name, address and telephone number of the owner, registered agent or other responsible person designated by the owner, to receive official notices, legal processes, tenant concerns and correspondence from the township.

(5) The applicant shall sign the registration attesting to the truth and accuracy of its contents.

(6) Copies of the form(s) of lease agreement(s) used with respect to the rental property.

(7) Payment of all applicable fees as established by resolution of the township board and published in the township schedule of fees.

(c) *Changes in registration information.* The owner or his/her agent shall provide written notification to the Charter Township of Lansing Building Department of any change in the above information.

(d) *Agreement to permit inspections.* Included with the registration application shall be an agreement, signed by the owner, permitting inspections of his/her rental properties by officials or agents of the township and affirming that all tenants of the subject properties have been informed of the regulations contained in this chapter and of inspections of the rental properties, including common areas, by an authorized township official. Owners shall provide, or cause to be provided, a copy of the agreement to all existing tenants, as well as tenants who enter into leases or come to reside on a rental property after the agreement takes effect. All leases executed after the effective date of the ordinance from which this chapter is derived shall contain a provision requiring the tenant(s) to consent to such inspection upon notice as provided in section 69A-5.

(e) *Additional requirements.* An authorized township official may, with written notice, require additional information of any or all registrants in order to reasonably further the purposes of this chapter.

4. The Charter Township of Lansing Code of Ordinances is hereby amended by amending Section 69A-5 ("Inspections") to Chapter 69A ("Registration and Inspection of Residential Rental Property") to Title VI ("Licensing") to read as follows:

(a) *Scheduling inspections.* The owner shall be notified of the date and time of a rental inspection via first class mail at least 30 days prior to the inspection date. Owners shall be required

immediately threaten the health, safety or welfare of the public or the occupants thereof, an authorized township official shall demand that the violation(s) be corrected immediately and/or that the property be vacated immediately in accordance with applicable ordinances and codes.

(b) *Notices and orders.* All notices and orders of the Charter Township of Lansing Building Department shall be in accordance with section 109 of the International Property Maintenance Code, as adopted by the Charter Township of Lansing, and/or the applicable ordinances of the Charter Township of Lansing.

6. The Charter Township of Lansing Code of Ordinances is hereby amended by amending Section 69A-10 ("Parking requirements") to Chapter 69A ("Registration and Inspection of Residential Rental Property") to Title VI ("Licensing") to read as follows:

(a) No vehicle shall be parked or stored in a front yard or side yard other than on a site plan-approved parking lot, on a legal driveway (as defined in section 82-2), or on a paved surface otherwise authorized in this section. The terms "yard", "front yard" and "side yard" shall have the same meanings as those terms are defined and used in title VIII of the township's Code of Ordinances.

(b) For a rental property that is not subject to an approved site plan, the following paved areas will be allowed in a front yard in addition to a legal driveway:

(1) A maximum ten-foot wide parking strip that is installed adjacent to the driveway and located on the side of the driveway that is nearest to a property line. However, if such location is impractical, as determined by the zoning administrator, then the parking strip may be installed on the side of the driveway that is furthest from a property line.

(2) A property owner who desires to install a parking strip shall first file a site plan or other acceptable drawing or diagram of the property that depicts the existing driveway and proposed parking strip with the township zoning administrator. Any proposed parking strip must be approved by the zoning administrator prior to construction, who shall determine whether the proposed parking strip complies with this chapter and other applicable township ordinances.

(c) Rental properties shall comply with all other applicable township ordinances regarding parking, driveways, and maximum lot coverage for buildings and impervious surfaces. Further, notwithstanding any other provision in this section, any rental property that is subject to an approved site plan must comply with said site plan and applicable township ordinances governing site plans.

7. The Charter Township of Lansing Code of Ordinances is hereby amended by amending Section 69A-11 ("Miscellaneous provisions") to Chapter 69A ("Registration and Inspection of Residential Rental Property") to Title VI ("Licensing") to read as follows:


(a) *Building and trade permits.* Owners shall procure the appropriate building, mechanical, plumbing, and/or electrical permits from the building department for all corrections requiring such permits. Those violations discovered which require such permits shall require a re-inspection by a

in this section shall be construed to limit the remedies available to the township in the event of a violation by a person of this chapter and/or provision of the International Property Maintenance Code of 2021, as adopted by the Charter Township of Lansing. Each act of violation, and each day upon which a violation exists or continues, shall constitute a separate offense.

9. Severability. If a court of competent jurisdiction declares any provision of this ordinance, or a statutory provision referred to or adopted by reference herein, to be unenforceable, in whole or in part, such declaration shall only affect the provision held to be unenforceable and shall not affect any other part or provision. Provided, however, that if a court of competent jurisdiction declares a penalty provision to exceed the authority of the Township, the penalty shall be construed as the maximum penalty that is determined by the court to be within the authority of the Township to impose.

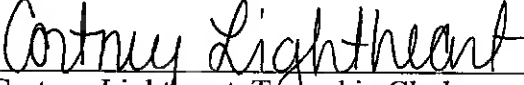
10. Repeal. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed; provided that any violation charged before the effective date of this ordinance under an ordinance provision repealed by this ordinance shall continue under the ordinance provision then in effect.

11. Effective Date. This ordinance shall take effect on November 3, 2025, following its adoption and publication as required by law.



Maggie Sanders Township Supervisor
Charter Township of Lansing

I, Cortney Lighthouse, Township Clerk of the Charter Township of Lansing, hereby certify that the foregoing is a true copy of the original of Ordinance No. 74.1, enacted by the Charter Township of Lansing Board of Trustees at a regular meeting on October 21, 2025.



Cortney Lighthouse, Township Clerk
Charter Township of Lansing