

1. Michigan Realtors® Legislative Update

The Michigan Legislature reconvened last week after their planned summer break. Your Michigan Realtors® Public Policy team utilized this time to meet with your elected officials in-district, in their Lansing offices, and during special fundraising events, to advocate for issues particularly important to our industry:

Short-Term Rental protections: The bills designate a clear definition of what a short-term rental is, but more importantly recognizes them as residential in nature. Bill language would prevent local governments from implementing a usage ban through local zoning, without removing the local government's authority to reasonably regulate. When these bills pass, property owners would have the right to rent their property for 30 consecutive days or less.

HB 4722 – Rep. Lightner (R-Springport)
SB 446 – Sen. Aric Nesbitt (R-Lawton)

Status: Set to receive votes on both the House Floor Senate Floor in the coming weeks.

First-Time Home Buyers Savings Account (FTHBSA): This initiative creates a tax-incentivized savings vehicle for a first-time home purchase in the State of Michigan. The account can be opened in the name of an individual or a beneficiary with an annual tax deduction and tax-free growth, that carries a \$50,000 investment cap over the 20-year life of the account. The bills passed off the House and Senate Floor with overwhelming support.

HB 4289 & 4290 – Rep. Damoose (R-Harbor Springs) & Rep. Manoojian (D-Birmingham)
SB 145 & 146 – Sen. Horn (R-Frankenmuth) & Sen. Runestad (R-White Lake)

Status: Senate Committee on Finance & House Tax Policy.

Abandoned Mobile Home Titling: This bill was introduced to correct the unforeseen consequences of a change to the mobile home titling process made by the Secretary of State in July of 2020. HB 4304 outlines a new process by which a mobile home park owner may take possession of an abandoned mobile home within their community. More notably, the bill includes language to reestablish the surety bond process for taking possession of a new or lost title to a mobile/manufactured home located outside of a park and on an individual parcel.

HB 4304 – Rep. Hertel (D-St. Clair Shores)

Status: Senate Committee on Regulatory Reform.

Please contact your Michigan Realtors® field staff with any questions or concerns.

2. Convention Pre-Registration Now Closed



The Convention takes place September 28-30 in the Grand Traverse Resort & Spa, Acme. Pre-Registration is now closed. Onsite registration begins on Tuesday, September 28 at 9:00 am.

- [View and download the Agenda](#)
- Download the Michigan Realtors® App
[Google Play](#)
[Apple](#)
- Registered attendees will receive a detailed "Know Before You Go" email

Enjoy The Convention!

3. Michigan Realtors® Scholarship Trust Recipients

Michigan Realtors® is pleased to announce the recipients of the 2021 Michigan Realtors® Scholarship Trust, each valued at \$2,000:

- Olivia Gaudreau, Grand Valley State University
- Hayden Mahakian, Central Michigan University
- Emilia O'Brien, University of Michigan
- James Rizzardi, Central Michigan University

The winners were selected by the Michigan Realtors® Scholarship Trustees.

The Michigan Realtors® Scholarship Trust provides assistance towards the higher education of burgeoning real estate professionals. The Michigan Realtors® Scholarship Trust provides scholarships to full-time undergraduate and graduate students enrolled in classes that will lead them to a real estate career.

[Read more about our scholarship recipients](#)

4. Realtor® Safety Month Resources

Realtors® face job-related risks every day. Being aware of potential dangers and taking precautions will help you avoid risky situations. In an ongoing effort to keep safety top-of-mind for our members, the National Association of REALTORS® and Michigan Realtors® dedicate September as Realtor® Safety Month. The goal: Reduce the number of safety incidents that happen in the industry, so each of our members makes it home safely every night.

To accomplish this goal together with you, we must improve the Safety Culture in the industry by raising awareness, following safety protocols, and encouraging all Realtors® to stay vigilant on the job. To get started, here are the Top 5 Safety Action Items for Realtors®:

1. [Plan Your Safety Strategy](#)
2. [Tips and Best Practices](#)
3. [Training Videos](#)
4. [Personal Protection Resources](#)
5. Take the Realtor® Safety Pledge

Thank you for your dedication to Realtor® Safety—this month and throughout the year. We look forward to expanding these efforts with you and each of our members.

Stay safe.

5. Legal Lines | Questions of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

QUESTION: The appraisal on my seller's home came in less than the agreed-upon purchase price. The purchase agreement did not contain an appraisal contingency. Are the buyers still obligated to close on the sale?

ANSWER: Yes, if it is a cash sale or the mortgage contingency is still satisfied. If the results of the appraisal means that the buyers no longer qualify for their mortgage, then they may terminate the purchase agreement pursuant to the mortgage contingency.

For more legal resources, visit law.mirealtors.com.

6. REMINDER: Michigan Realtors® Seeking 2022 Committee and Task Force Volunteers

Interested in volunteering with the Michigan Realtors®? We are seeking volunteers to serve on our upcoming Committees and Task Forces. Engage in your industry and help shape the future of our growing association. The volunteer process will run from 9/8/21 through 10/8/21.

To volunteer, log into the Member Web Portal and click Committee, then Nominate next to the committee's name.

[Visit Member Web Portal](#)

7. CE MI Way Offers Virtual Legal CE Opportunities

Are you looking for virtual options to earn your legal continuing education? Purchase the Within The Law: Fall 2020 for only \$10.00 and earn 2.0 hours of legal CE. Topics include: Business Practices, Civil Rights, Fair Housing, Industry Related Issues and Principles Of Real Estate.

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» [More information](#)

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Help strengthen the Realtor® voice! Sign up to receive short text messages to act on important real estate issues. On average, you will receive three to five calls for action per year. Text the word

"Realtor" to **30644**.

*Message & data rates may apply.

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