

ANN ARBOR CITY APPROVAL NOTICE

ORDINANCE NO. ORD-26-24

First Reading:	September 8, 2026	Approved:	September 22, 2026
Public Hearing:	September 22, 2026	Published:	October 1, 2026
		Effective:	October 11, 2026

TITLE XI (TENANTS BILL OF RIGHTS)

CHAPTER 150 (TENANTS RIGHT TO ORGANIZE)

AN ORDINANCE TO ADD TITLE XI (TENANTS BILL OF RIGHTS) AND CHAPTER 150 (TENANTS RIGHT TO ORGANIZE) TO TITLE XI OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Title XI (Tenants Bill of Rights) be added to the Code of the City of Ann Arbor.

Section 2. That Chapter 150 (Tenants Right to Organize) of Title XI be added to the Code of the City of Ann Arbor as follows:

11:1 – Purpose.

The purpose of this Chapter is to grant a right to a tenant to establish or participate in a tenant organization.

11:2 – Definitions.

(1) *Agent* means any person or entity who has charge, care, or control, of a building, or part thereof, in which dwellings are let, including a property manager or property management company.

(2) *Dwelling* means one or more rooms rented for use and occupancy as a residence.

(3) *Landlord* means a person who owns or leases a dwelling but does not include a property manager or agent.

(4) *Lease* means any written or oral agreement between a landlord and tenant that establishes or modifies the terms, conditions, rules, or other provisions regarding the use and occupancy of a dwelling.

(5) *On-Site Area* means a community room or other available space for meetings that is located at the premises.

(6) *Premises* means a tenant's dwelling, any on-site area or facility the lease authorizes a tenant to use, and the appurtenances, grounds, and facilities held out for the use by tenants generally.

(7) *Tenant* means a person, or a member of their household, who is authorized to use or occupy a dwelling to the exclusion of others.

(8) *Tenant Organizer* means a person who works or volunteers for a non-profit organization that assists tenants in establishing and operating a tenant organization, and is not an employee or representative of the current or prospective owner, the current or prospective manager, or an agent of such persons.

11:3 – Rights Established.

(1) A tenant or a tenant organizer may establish and participate in a tenant organization without landlord or agent interference with the activities described in Subsection (2).

(2) A tenant or a tenant organizer establishes or participates in a tenant organization if the tenant or tenant organizer engages in one or more of the following activities:

- (a) initiates contact with other tenants at the premises related to tenant organizing;

- (b) posts information related to tenant organizing on spaces that are available for use by tenants generally (e.g. common areas, bulletin boards, walls, doors);

- (c) distributes information related to tenant organizing to other tenants at the premises;

- (d) meets or attempts to meet with tenants, non-tenants, or organizations in at the premises;

- (e) invites tenant organizers to assist with organizing; or

- (f) takes other actions related to establishing or operating a tenant organization.

(3) In this Chapter, initiating contact with other tenants includes, but is not limited to, conducting door-to-door surveys of tenants to ascertain interest in establishing a tenant organization or offering information about tenant organizations.

(4) Nothing in this Chapter requires a tenant to establish or participate in a tenant union.

(5) A tenant's right to invite a tenant organizer to assist with organizing includes the tenant organizer entering the premises and communicating with tenants on the premises,

assisting tenants in establishing and operating a tenant organization, and participating in protected tenant organizing activities. Any tenant organizer who is not a tenant shall be accompanied by a tenant while on the premises. This provision does not protect tenant organizer conduct that otherwise violates local, state, or other federal laws.

11:4 – Interference Prohibited.

(1) A landlord or agent shall not intentionally interfere or allow another to interfere with a tenant's right to exercise the activities defined in Section 11:3.

(2) A landlord or agent interferes with a tenant's right under Section 11:3 if the landlord or agent intentionally acts in a way that hinders, impedes, or obstructs:

- (a) the tenant from the use of the premises for tenant organizing activities defined in Section 11:3.

- (b) services or decreases service to the tenant except as provided for in Subsection (3);

- (c) a tenant initiating contact with other tenants at the premises related to tenant organizing;

- (d) a tenant from posting information related to tenant organizing on a bulletin board that is available at the premises for use by tenants generally;

- (e) a tenant from distributing information related to tenant organizing to other tenants at the premises;

- (f) a tenant from meeting or attempting to meet with tenants, non-tenants, or organizations at the premises; or

- (g) a tenant from inviting tenant organizers to assist with organizing.

(3) A landlord or agent does not interfere with a tenant's rights under Section 11:3 if the landlord or agent:

- (a) initiates contact with tenants related to concerns;

- (b) meets or attempts to meet with tenants except for meetings related to tenant organization activities which require invitation from the tenant organization;

- (c) informs tenants which spaces, such as common areas, bulletin boards, walls, and doors, are available for use by tenants generally;

- (d) removes information posted or distributed by a tenant or a tenant organization that is discriminatory against a protected class under federal and Michigan law;

(e) requests a tenant or a tenant's guest to comply with the conduct outlined in an existing lease provided that such request does not interfere with a right protected under Section 11:3;

(f) reduces services as part of a pattern of service reductions applicable to each tenant at the premises and the reduction is unrelated to a tenant's exercise of their rights under Section 11:3;

(g) enforces any section of an existing lease, provided such request does not interfere with a right protected under Section 11:3.

(h) exercises reasonable limitations on time, manner, and place of activities under Section 11:3 to avoid disruption of the quiet enjoyment of the premises by other tenants or the landlord's business operations. Disruption of a landlord's business operations means conduct that causes a substantial and unreasonable interference with the ability of the landlord's employees or contractors to perform their duties or a substantial and unreasonable interference with the landlord's ability to provide its services or amenities to tenants; and

(i) issues a notice to vacate or files an eviction for the reasons permitted by the Summary Proceedings Act, Act 236 of 1961, MCL 600.5701 et seq. as amended.

11:5 –Tenant Conduct and Breach of Lease.

This Chapter does not authorize conduct that constitutes a breach of a tenant's lease and is not protected under Section 11:3.

11:6 – Enforcement.

(1) A violation of this Chapter constitutes a civil infraction punishable by a fine of not less than \$500.00 for the first offense, not less than \$500.00 and up to \$1,000.00 for each additional and subsequent offense plus costs and other remedies available by statute.

(2) To the extent allowed by law, a tenant or a tenant organizer who has been aggrieved by a violation of this Chapter may bring a civil action for appropriate injunctive relief or damages, or both, against the person(s) who acted in violation of this Chapter. A court may order costs and attorney fees in its discretion. A court may issue and enforce any judgment, writ, or order necessary to enforce this section.

(3) The City Administrator or their designee shall be responsible for enforcing this Chapter.

11:7 – Non-Waiver.

The requirements and prohibitions of this Chapter may not be waived by the parties to a lease agreement.

Section 3. This ordinance shall become effective 10 days after publication.

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of September 22, 2026

Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of Ann Arbor

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