

ORDINANCE NO. 2025-05

**CITY OF LATHRUP VILLAGE
OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE CITY OF
LATHRUP VILLAGE CODE OF ORDINANCES AT
CHAPTER 18. BUSINESSES, ARTICLE IV. LANDLORDS AND TENANTS,
SECTION 18-181 DEFINITIONS AND SECTION 18-184 RENTAL LICENSES.**

THE CITY COUNCIL OF THE CITY OF LATHRUP VILLAGE ORDAINS:

PART I. TITLE.

This Ordinance shall be known as the “Landlord and Tenants Ordinance”.

PART II. ORDINANCE AMENDMENT.

Chapter 18. Business, Article IV. Landlord and Tenants, Section 18-181. Definitions and Section 18-184. Rental Licenses of the City of Lathrup Village Code of Ordinances is hereby added to read as follows in its entirety:

ARTICLE IV. LANDLORD AND TENANT

Sec. 18-181. Definitions

For the purpose of this article, the words set forth in each section shall have the following meanings:

Enforcing officer or enforcing agent means the Lathrup Village Building Official.

Landlord means the owner or lessor of the rental unit or property of which the rental unit is a part and in addition means a person authorized to exercise any aspect of the management of the premises.

Leasing or renting means providing property to a person or entity for any period of time in exchange for monetary remuneration or other benefit **with the exception of residential rentals for a period of less than 30 days at a time, which are regulated under Article VII of this Chapter.**

Rental unit or premises means a structure or part of a structure used as a home, residence, or sleeping unit by a person(s), or other grounds, or other facilities or area promised for the use of a residential tenant and includes, but without limitation apartment units, boarding houses, rooming houses, mobile

homes, and single and two-family dwellings. It also includes office and commercial structures used for office or commercial purposes.

Short-Term Rental or STR. A residential dwelling unit, or portions thereof, that is available and licensed and used for accommodations or lodging of guests, paying a fee or other compensation, for a period of less than 30 days at a time when the owner of the single family dwelling unit does or does not reside in the dwelling unit during the rental period and is not a bed and breakfast, hotel, motel, or public lodging house.

Tenant or occupant means a person who occupies a rental unit or property for residential purposes with the landlord's consent for an agreed upon consideration.

Sec. 18-184. Rental licenses.

(a) All rental units must be licensed during any period of occupancy. Rental licenses are not transferable between landlords or rental units.

(b) All rental units must have a Local Contact Person:

- (1) Each owner of a short-term rental must designate a responsible local agent who has access and authority to assume management of the unit and take remedial measures;
- (2) The owner or responsible local agent of the short-term rental shall be always available by telephone and must be physically located within 20-miles of the property in the event of an emergency or issue that requires immediate attention. This information shall be updated by the license holder immediately if it changes;

(c) The following approvals must be obtained by the landlord in order to obtain a rental license:

- (1) The building official shall determine that the rental unit under application has been inspected and approved within the past 24 months as in compliance with the various codes appropriate to property maintenance and construction trades, as codified in chapter 14 of the Lathrup Village Municipal Code, and, that the mechanical system has been checked and certified by a licensed mechanical contractor that the system is in safe and proper working order according to the applicable code. A building approval that has been issued within the past twenty-four months does not restrict the official from requiring additional inspections as permitted by the chapter 14 codes, or when there is a complaint or other probable cause to suspect that a violation or violations of any code or section of this article may exist.
- (2) A building official shall determine whether the structure(s) and uses comply with, or are exempt from, the city zoning requirements. All rental units shall

comply with the city zoning ordinance or obtain a determination of lawful nonconformity from the building official or zoning board of appeals, as provided for in the zoning ordinance.

- (3) Fire marshal approval shall be required for commercial structures and those residential uses regulated by the National Fire Prevention Code.
- (4) Water department approval shall be required, certifying that the water account for the structure is not delinquent.
- (5) City treasurer approval shall be required, certifying that the property taxes for the parcel in question are not delinquent.

(d) Upon a finding of compliance with the provisions hereof and payment of the required fees a license shall be issued.

(e) At any time, that a finding is made by the enforcing agency that a condition exists which would constitute a hazard to health or safety, No license shall be issued and a license issued shall be suspended and an order to comply with this article shall be issued immediately and served upon the owner in accordance with section 18-196. On reinspection and proof of compliance, the order shall be rescinded and a license issued or reinstated.

PART III. REPEALER.

This ordinance repeals any ordinances in conflict thereof.

PART IV. SEVERABILITY.

If any section, subsection, clause, phrase, or portion of this article is for any reason held invalid by a court of competent jurisdiction, such portion shall be deemed a separate and distinct provision, and such holding shall not affect the validity of the remaining portions.

PART V. SAVINGS.

All proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this ordinance takes effect are saved and may be consummated according to the law in force where they commenced.

PART VI. EFFECTIVE DATE.

This Ordinance shall be published in the manner required by law and shall become effective ten (10) days after the date of its publication. A copy of the ordinance shall also be made available for public use and inspection in the office of the City Clerk.

MADE, PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF LATHRUP VILLAGE, OAKLAND COUNTY, MICHIGAN THIS ____ DAY OF _____, 2025.

Alisa Emanuel, City Clerk
Date of Introduction: _____, 2025
Date of Adoption: _____, 2025
Date of Publication of _____
Notice of Adoption: _____, 2025

CERTIFICATE OF ADOPTION

I hereby certify that the foregoing is a true and complete copy of the ordinance passed at a meeting of the City of Lathrup Village held on the ____ day of _____, 2025.

Alisa Emanuel, City Clerk