



Senate Fiscal Agency
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BILL ANALYSIS



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Senate Bill 515 (as introduced 9-3-25)
Sponsor: Senator Stephanie Chang
Committee: Housing and Human Services

Date Completed: 9-15-25

CONTENT

The bill would amend the landlord-tenant Act to require a landlord to install at least one operational carbon monoxide device in every rental unit that had a fuel-fired appliance or was adjacent to an enclosed garage.

A landlord that violated this requirement would be responsible for a State civil infraction and could be ordered to pay a civil fine of not more than \$500.

"Carbon monoxide device" would mean a device that detects carbon monoxide, alerts occupants via a distinct and audible signal that is either self-contained in the unit or activated via a system connection, and is certified by a nationally recognized testing laboratory to conform to the latest standards of the underwriters laboratories standards.

MCL 554.601e

PREVIOUS LEGISLATION

(This section does not provide a comprehensive account of previous legislative efforts on this subject matter.)

The bill is a reintroduction of Senate Bill 979 of the 2023-2024 Legislative Session.

Legislative Analyst: Abby Schneider

FISCAL IMPACT

The bill would have no fiscal impact on the State and would likely have a small positive fiscal impact on local government units through fines for a failure to install a carbon monoxide device. The bill could have a positive fiscal impact on the State and local units of government. The bill would impose a civil fine of up to \$500. Revenue collected from civil fines is used to support local libraries. Additionally, \$10 of the civil fine would be deposited into the State Justice System Fund. This Fund supports justice-related activities across State government in the Departments of Corrections, Health and Human Services, State Police, and Treasury. The Fund also supports justice-related issues in the Legislative Retirement System and the Judiciary. The amount of revenue to the State or for local libraries is indeterminate and dependent on the actual number of violations.

Fiscal Analyst: Joe Carrasco, Jr.
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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.