

Good Housing: stable, safe, affordable & healthy!

Whether you rent or own, good housing is a key ingredient to a healthy life. The tools below could help you avoid leasing or buying hazardous, substandard, unsafe or unlicensed housing, or property that is in tax or mortgage foreclosure.

A. **Lead-Safe Property Registry:** Visit www.michigan.gov/ismyhomeleadsafe to see if a property you are considering buying or renting has been certified as “lead safe”. Exposure to lead hazards in homes built before 1978 can lead to lead poisoning, which can cause serious behavior and intellectual impairments, and children are particularly susceptible.

B. **City of Lansing Property Database:** www.lansingmi.gov/Property_Information
Go to INSTRUCTIONS to Access the Property Information here (click the word “here”)

Look up the address or property owner name you wish to learn about into the “search” bar. If you search by address, leave off the city name and abbreviate cardinal directions (north=N, south=S, east=E, west=W). For example (713 W Genesee). If you can’t find the property you want, try “Advanced Search Options”. Once you find the property, click on it to open the main page. Under the “Building Department” tab, you can view the details of building permits, certificates (look for a valid/current “certificate of compliance – rental”). Normally you can click “view” under the most recent certificate and view details of the most recent inspection in terms of any corrections that needed to be made and/or were made. However, sometime between March 27 and April 1 this feature was disabled, and fire department officials have stated that “we can't have is all documentation of properties available for any citizens to view”, and that for details on rental inspections, residents “may call code compliance, code compliance may be limited to information they are allowed to provide”.

While you may call 517-483-4361 and explain that you are thinking of renting or buying a particular property and asking about any past or current building safety, code compliance, or tax default violations or issues at the property, you may not be able to get the complete information if code officers and/or fire department staff do not want you to have that information.

- Substandard & Unsafe Tagged Residential Structures.
 - If you chose to rent substandard or unsafe property, you are risking injury, death and eviction
 - Questions about (non-Section 8) rentals: 517-483-4361 to make sure the property you are thinking of renting does not have any outstanding building safety or code compliance issues.

- Registered Rental Properties
 - Lansing rental property must be inspected and certified every 2-3 years.
 - Questions about (non-Section 8) rentals: 517-483-4361
 - Unregistered rentals are illegal and tenants can be evicted. A pink slip on the door is a notice of failure to register that must be resolved within 30 days or the landlord will be fined.
 - Before you sign a lease, make sure the property is registered and that the certification is up to date by calling 517-483-4361 or using the Property Info database.
 - If you chose to rent an unregistered or uncertified property, you face the risk of losing your housing.

- Premises Violations: Trash, Weeds, Disabled & Abandoned Motor Vehicles.
 - These are violations that occur on the outside of the property
 - If unresolved, these violations result in fines that can be placed on the tax bill for the property

C. MSHDA Section 8 Subsidized Housing Vouchers. All units must satisfy Housing Quality Standards (HQS) in order to qualify for assistance. You can lose your Section 8 benefits for intentionally hiding building safety issues. HQS requirements must be satisfied on or before the voucher assistance effective date. The HQS inspection process involves:

1. Scheduling an inspection with the landlord and the tenant
2. Inspecting the unit and noting the deficiencies
3. Forwarding the Landlord and Tenant Deficiency Notice if applicable
4. Scheduling a re-inspection when repairs are completed

Annual reexamination begins 120 days before contract anniversary date and includes HQS inspection. Main MSHDA Section 8 Number: 517-373-9344. Local MSHDA voucher program Housing Agents:

Agency	Address	Contact
BECKA Management, LLC	P.O. Box 548 Dewitt, MI 48820	Phone:866.748.8024 Email:brian@becka.us
McKinney, LLC	PO Box 400 Concord, MI 49237	Phone:517.524.8783 Email:mckinneyllc@hotmail.com

D. Ingham County Delinquent Tax Search: www.ingham.org

- If you rent property that is in tax foreclosure, you may be risking eviction
- Login to the database using Login: ICHD, Pswd: Ichd100311
- Search by property address or owner name
- If you see any amount in “Total Due”, the property has delinquent taxes
- If you see any FRF for status = property is in forfeiture. After being in forfeiture for 13 months it will be foreclosed
- If you see any FRC = foreclosed and will become property of the county and may go to auction
- If you see DLQ = delinquent.
- RDM = redeemed = completely paid prior to foreclosure

There is a brochure at <http://www.ingham.org/tr/trindex.htm> that explains the steps between delinquent, forfeited and foreclosed.

E. Ingham County Register of Deeds: Derrick Quinney, Ingham County Register of Deeds, has been working on a database for mortgage foreclosures. Call his office at 517-676-7245 to make sure a property that you are considering renting or buying is not in foreclosure.

If you rent property that is in mortgage foreclosure, you may be risking eviction.