



IMPORTANT NEW INFORMATION FOR LANDLORDS

(Please read carefully to ensure compliance and avoid delays or fees)

Rental Registration & Certificate of Compliance (Michigan)

Several cities in **Michigan** have local rental registration laws that **require landlords to register rental properties** with local authorities.

Action Required:

Before allowing occupancy, you **must obtain a Certificate of Compliance** as mandated by local ordinance.

 **Submit a copy of the Certificate of Compliance along with your RFTA (Request for Tenancy Approval) documents.**

****REQUIRED FOR THE CITY OF DETROIT****

Unit Must Be Rent Ready for Inspection

The unit you are completing the RFTA for **must be rent-ready** at the time of inspection.

Note:

If a reinspection is necessary due to failure, **the landlord could be responsible for the cost of the reinspection.**

New Smoke Detector Requirements – Effective December 29, 2024

HUD has adopted **NFPA 72** smoke detector standards to improve safety for Housing Choice Voucher (HCV) participants.

! Failure to install compliant smoke detectors WILL result in a failed inspection and delays in leasing or payments.



✓ **Smoke Detector Requirements Summary**

📦 **Device Type:**

- Must be **either**:
 - **Hard-wired, or**
 - **Have a sealed, tamper-proof 10-year battery**

📍 **Required Locations:**

- One **inside each bedroom**
- One **outside each sleeping area**
- One **on every level of the home**, including:
 - **Living areas**
 - **Basement**
- On levels **without bedrooms**:
 - In the **living room, den, or family room**
 - **Near stairways** to upper levels
- In **basement**:
 - On the **ceiling at the bottom of the stairs**

📐 **Positioning Guidelines:**

- Install **high on walls or ceilings**
- If mounted on a **ceiling**:
 - **More than 4 inches** from the wall
- If mounted on a **wall**:
 - **Between 4 and 12 inches** from the ceiling
- **At least 10 feet** away from cooking appliances
- **Avoid placement** near:
 - Windows
 - Doors
 - Ducts (to prevent draft interference)


🚫 **Prohibited Conditions:**

- Do **not** cover with:
 - Plastic bags, shower caps, zip ties, paint, tape, etc.
- No **stickers** or decorations
- Must **function properly** and emit an audio/visual alarm when tested

⚠️ **Combination Devices:**



- Smoke/Carbon Monoxide detectors must meet **both** NFPA standards.

 **Questions or Concerns?**

Please contact DHC at Landlordinfo@dhcmi.org