



State of Michigan
36th District Court

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Detroit, Michigan 48226-2358
www.36thdistrictcourt.org

WILLIAM C. McCONICO
CHIEF JUDGE

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OPERATIONAL ORDER 2020-06

STATE OF MICHIGAN
36TH DISTRICT COURT

SUBJECT: DOCUMENTED COMPLIANCE WITH LOCAL HEALTH and SAFETY ORDINANCES AS NECESSARY CONDITION PRECEDENT FOR FILING SUMMARY PROCEEDINGS TO EVICT FROM RESIDENTIAL RENTAL PROPERTIES

IT IS ORDERED:

This Order is issued in accordance with Michigan Court Rule 8.112 (B). The purpose of this Order is to require documentary proof of compliance for the attached zip codes with (1) local health and safety ordinances governing residential rental property in the City of Detroit at Part IV of the Detroit City Code, Chapter 8, Article 15, Sections 81 and 82; (2) the state of Michigan's habitability covenants for rental residential properties at MCL 554.139(1)(b); and (3) the Michigan Court Rules governing the commencement of landlord-tenant summary proceedings at 4.201(B).

Accordingly, effective October 1, 2020:

1. All plaintiffs filing a summary proceedings complaint in the 36th District Court must attach documented evidence that:
 - (a) the property at issue in the complaint has a current "Certificate of Compliance" with the City of Detroit pursuant to Part IV of the Detroit City Code, Chapter 8, Article 15, Sections 81 and 82, or
 - (b) a sworn affidavit that the property is exempt from the obligation to obtain such a certificate, citing the reason for the exemption.
2. The court will not accept for filing any complaints which fail to comply with these requirements.

Dated: August 13, 2020

William C. McConico
Chief Judge

RENTAL COMPLIANCE SCHEDULE

Zip Code	Launch Zip Code Date	Registration Date	Enforcement/Escrow Date
48215	February 1, 2018	May 1, 2018	August 1, 2018
48224	March 1, 2018	June 1, 2018	September 1, 2018
48223	July 6, 2018	October 4, 2018	January 2, 2019
48219	August 5, 2018	November 3, 2018	February 1, 2019
48209	November 2, 2018	January 31, 2019	May 1, 2019
48210	December 5, 2018	March 5, 2019	June 3, 2019
48206 & 48214	March 7, 2019	June 5, 2019	September 3, 2019
48202 & 48204	April 4, 2019	July 3, 2019	October 1, 2019
48213 & 48238	July 6, 2019	October 4, 2019	January 2, 2020
48203 & 48211	August 5, 2019	November 3, 2019	February 1, 2020
48208 & 48212	November 3, 2019	February 1, 2020	October 1, 2020
48236, 48225, 48205 & 48227	December 4, 2019	March 3, 2020	January 2, 2021
48207 & 48221	August 1, 2020	November 1, 2020	February 1, 2021
48234 & 48216	November 1, 2020	January 1, 2021	May 1, 2021
48201 & 48228	December 1, 2020	March 1, 2021	June 1, 2021
48235 & 48217	March 1, 2021	June 1, 2021	September 1, 2021
48240, 48226 & 48239	April 1, 2021	July 1, 2021	October 1, 2021