

Helpful Hints and Frequently Asked Questions
Saginaw Charter Township
Rental of Real Property Business License Application

- Rental of real property license requirements apply to all rental units used as a home, residence, or sleeping place, including but not limited to a single family home, apartment, or condominium or other dwelling.
- A rental property, regardless of size, is in fact a business operation. While we have specific restrictions and rights regulating businesses that operate outside the approvals of the community, the Township has the right and responsibility to do the same for troublesome rental properties. The ordinance is designed to provide education and tools to rental property owners that will assist and empower them to reduce the chances of problems and be prepared to quickly and effectively deal with difficult tenants. This will assist the Township and neighborhoods, but will also protect the rental property owner from potential loss of rent during a protracted eviction, and costly repairs to damaged units.
- All Township licenses expire December 31st of the year issued. Failure to renew your license by February 15th of the following year results in an additional \$10.00 late penalty. Failure to renew your license by March 15th results in an additional \$15.00 late penalty. If you fail to renew your license by April 1st it will be turned over to our Township attorney. We will send a renewal notice to your mailing address by December 15th. If you have not received it by January 1st, please contact the Township Clerk's office to confirm your mailing address.
- If you own more than one unit or property within the Township you only need to complete one application. That application will permit you to list all the addresses and pay only one fee for all your properties.
- The Crime Free Lease Addendum does not require you to evict a tenant for one criminal incident. The addendum simply provides the rental property owner the tool and ability to deal with a problem if they choose or need to. The addendum was developed by the Department of Housing and Urban Development and is used by housing authorities. Evictions based on this concept were upheld by the US Supreme Court in 2002 (see *Oakland Housing Authority v. Rucker* and *Department of Housing and Urban Development v. Rucker*).

***If you have any questions or require more information, please contact
Saginaw Charter Township Clerk's office at 989-791-9830, Monday
through Friday, 8:00 a.m. to 5:00 p.m.***