

Michigan HOA Laws: Boards, Records, Assessments and Rentals

Summary for landlords and property managers. Last reviewed October 29, 2026. Full guide: <https://www.generationadvisory.com/laws/michigan-hoa-laws>

Michigan condominiums follow the Condominium Act, while many subdivision homeowner associations are nonprofit corporations governed by their recorded restrictions and bylaws.

Key points

- Condominiums are governed by the Condominium Act, and many subdivision associations are nonprofit corporations that also follow their recorded restrictions and bylaws.
- Condominium co-owners may inspect the association's books and records at reasonable times.
- Unpaid condominium assessments become a lien on the unit that the association can enforce, including by foreclosure.

Michigan at a glance

Rule	Michigan	Law
Governing law	Condominiums are governed by the Condominium Act, and many subdivision associations are nonprofit corporations that also follow their recorded restrictions and bylaws.	Condominium Act (1978 PA 59) and Nonprofit Corporation Act
Owner access to records	Condominium co-owners may inspect the association's books and records at reasonable times.	Condominium Act
Assessments and liens	Unpaid condominium assessments become a lien on the unit that the association can enforce, including by foreclosure.	Condominium Act

Mistakes to avoid

- Holding board decisions without the notice owners are entitled to.
- Not keeping records ready for owner requests.
- Fining owners without the notice and hearing steps in the governing documents.
- Enforcing rental rules that are not in the recorded documents.

Verify current law

Laws named in this summary:

- Condominium Act (1978 PA 59) and Nonprofit Corporation Act
- Condominium Act

Official sources:

- Michigan Compiled Laws (Michigan Legislature): <https://www.legislature.mi.gov/Laws/MCL>
- Michigan Legislature: Act 348 of 1972 (landlord and tenant relationships): <https://www.legislature.mi.gov/Laws/MCL?objectName=mcl-Act-348-of-1972>
- Michigan Courts: landlord tenant: <https://www.courts.michigan.gov/>

General information, not legal advice. Check current law and talk to a Michigan attorney before you act. Last reviewed October 29, 2026.