

Michigan Rent Control Laws: Caps, Exemptions and Local Rules

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

Michigan does not allow rent control. State law bars cities and other local governments from adopting or enforcing any ordinance that controls the rent charged for private residential property.

Key points

- Local governments in Michigan may not enact, maintain or enforce any ordinance that controls the rent charged for private residential property.
- There is no statewide limit on how much rent can rise.
- No statute sets a separate notice period for rent increases; during a fixed term the lease controls, and a month to month tenancy generally needs notice of at least one rental period before new terms apply.

Michigan at a glance

Rule	Michigan	Law
Rent control status	Local governments in Michigan may not enact, maintain or enforce any ordinance that controls the rent charged for private residential property.	MCL 123.411
Statewide cap on increases	There is no statewide limit on how much rent can rise.	MCL 123.411
Notice before a rent increase	No statute sets a separate notice period for rent increases; during a fixed term the lease controls, and a month to month tenancy generally needs notice of at least one rental period before new terms apply.	MCL 554.134 and lease terms

Mistakes to avoid

- Assuming a unit is exempt without checking the exemption rules and any notice the exemption requires.
- Following state rules and missing a stricter city ordinance.
- Raising rent in the middle of a fixed term when the lease does not allow it.
- Giving less notice than the increase requires.

Verify current law

Laws named in this summary:

- MCL 123.411
- MCL 554.134 and lease terms

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.