

**CITY OF REED CITY**

**ORDINANCE NO. 1441**

**AN ORDINANCE TO ADD CHAPTER 1441 TO  
PART FOURTEEN, TITLE FOUR, OF THE  
REED CITY CODE, GOVERNING RENTAL HOUSING**

At a November 10, , 2025 regular meeting of the City Council held at 5:30 P.M. at the City Hall, 227 East Lincoln Avenue, Reed City, Michigan 49677.

**The City of Reed City ordains that:**

Chapter 1441 of the City Code is added to Title Four – Housing Code as follows:

**1441.01 APPLICABILITY: EXCEPTIONS**

(a) Applicability. This Section shall apply to any dwelling unit or part thereof which is occupied by persons pursuant to an oral or written rental agreement for monetary compensation. These shall include, but not be limited to, single family dwellings, two family dwellings, multi-family dwellings, mobile homes (whether located within or outside of the mobile home park or seasonal home park), boarding houses, and dwellings located in commercial districts C-1 and C-2.

(b) Exceptions.

(1) Multi-family apartment complexes, as long as they remain under the jurisdiction of and/or a financial obligation is owed to an agency such as but not limited to HUD, MSHDA, and FHA.

(2) Boarding houses that are rented to only persons of the operator's immediate family.

(3) Transient rental dwelling units such as hotels, motels, short-term rentals (such as VRBO and AirBnB) and bed and breakfast establishments.

**1441.02 REGISTRATION**

(a) All buildings or structures within the scope of this Chapter shall be registered with the City Manager, or his or her designee. Registration fees shall be listed in the fee schedule as currently established by the City or as hereafter adopted by Resolution from time to time.

(1) No person shall occupy rented buildings covered by this Chapter unless the specifically named dwelling has been registered in accordance with this Ordinance and a Checklist has been signed by the occupant.

(2) No person shall operate or permit occupancy of dwellings covered by this section unless the specifically named dwelling has been registered in accordance with this Ordinance and a Checklist has been signed by the occupant.

(b) Property owners shall have six months from the Effective Date to register in accordance with this Ordinance.

(c) Failure to register as required by this Section shall result in a fine as currently established or as hereafter adopted by Resolution from time to time in addition to the initial fee.

### **1441.03 RENTAL REGISTRATION FORM AND CHECKLIST**

(a) Form contents. When property which has been registered in accordance with this Chapter is rented, the property owner shall file a Rental Registration Form with the City. The form shall include the following information:

- (1) The name of adult tenants and number of people residing in the rental.
- (2) Contact information for all adult tenants.
- (3) The name of the person responsible for paying utilities.
- (4) A signed checklist on a form furnished by the Reed City Clerk.

(b) The Rental Registration Form shall be updated whenever there is a change in occupancy of the rental.

### **1441.05 FEES**

Rental Registration fees shall be as currently established or as hereafter adopted by Resolution from time to time.

### **1441.05 EFFECTIVE DATE.**

This Ordinance shall take effect January 1, 2026.

### **ORDINANCE DECLARED ADOPTED**

This ordinance was introduced on October 13, 2025 by Councilperson Guiles.

On the 10th day of November, 2025, upon the motion by Councilperson Anderlohr, and seconded by Councilperson Guiles, this ordinance was adopted.

Voting yeas: Anderlohr, Guiles, Meinert, Bailey, Nixon and Woodside

Voting nays: Lupo

Amanda Grant  
Amanda Grant  
City Clerk

Roger Mienert  
Roger Mienert  
Mayor

I certify that the foregoing is a true and complete copy of an Ordinance adopted at a Meeting of the Council for the City of Reed City, Osceola County, Michigan, held on November 10, 2025, and that public notice of said meeting was given as required by Law.

Dated: November 10, 2025

Amanda Grant  
Amanda Grant, City Clerk  
227 East Lincoln Avenue  
Reed City, Michigan 49677  
Telephone No.: (231) 832-2245