

EAST LANSING LEASE ADDENDUM



City of East Lansing
Code Enforcement & Neighborhood Conservation
410 Abbot Rd., Second Floor
East Lansing, MI 48823
Ph. 517 319-6857
Website: cityofeastlansing.com

UNIT ADDRESS: _____

LICENSE AND INSPECTIONS. A current valid rental license is required for all rentals and must be displayed inside the premises. A person who rents out or occupies a rental without a license may be fined a maximum fine of up to \$1,000 per day. All rentals are subject to inspections by City code enforcement personnel.

OCCUPANCY LIMITS. This unit is licensed for a maximum of _____ unrelated individuals or a family. This occupancy limit must be displayed on the license and stated in the lease. Owners and all tenants may EACH be fined a maximum fine of up to \$1,000 each day of over-occupancy.

SLEEPING ROOMS. Basements, attics and other rooms cannot be used as sleeping rooms if they do not comply with requirements for windows, square footage, exits and ventilation. These requirements are in place for the health and safety of the tenants. Violators may be fined a maximum fine of up to \$1,000 per day. Under these requirements, using the following areas as a sleeping room is illegal:

√ _____ √ _____ √ _____ √ _____

PARKING. Park only in designated areas. Parking on the lawn, over the sidewalk, or on the street from 2 a.m. to 6 a.m. is illegal and subject to tickets and fines.

This unit has _____ legal parking spaces, as shown on the attached parking plan.

This unit is in a neighborhood **with** **without** (CIRCLE ONE) permit parking.

TRASH AND RECYCLING. The owner shall provide a City of East Lansing 96 gallon Easy Cart for every 4 renters where the City provides recycling and trash service. Owners and/or tenants shall properly store, remove, and dispose of all trash/litter and recyclable items. All other trash must be in City trash bags available at City Hall, the Department of Public Works and local stores. Trash must be placed at the curb for pickup and shall not be set out earlier than 8:00 p.m. the evening before scheduled pickup. Easy Carts and containers must be brought in from the curb by 10:00 a.m. the day after pickup. Recycle bins are available for purchase from the department of public works. Responsible party should check and initial below.

All trash must be stored in an easy cart and may not be stored in front of the house.
Indoor furniture is not permitted outside.

Responsibility of trash Removal from Storage Area to Curb for Pickup: ☐ Owner ☐ Tenants

Trash and Recycling Service provided by: ☐ Owner ☐ City

NOISE OR PUBLIC NUISANCE: Penalties for noise violations may result in civil and criminal fines up to a maximum of \$1000 and up to 90 days in jail. A property is a public nuisance if it is in violation of drug, liquor, public health, safety or welfare laws. The penalties are substantial and may include eviction and forfeiture of personal property, and may result in restrictions or revocation of the rental license. **Any violation of East Lansing City Code may be deemed a public nuisance.**

PARTY LITTER. Bottles, cans, cups, kegs, food wrappers, containers, and other waste materials left in yards can be ticketed following a tiered system (\$50 on the first offense, up to \$400 on the fourth) and could lead to conditions being imposed on the rental license if there are five or more tickets. The violation notice is issued to the occupants of the property.