



STATE OF MICHIGAN
EXECUTIVE OFFICE
LANSING

RICK SNYDER
GOVERNOR

BRIAN CALLEY
LT. GOVERNOR

July 3, 2013

Members of the Michigan Senate and House of Representatives
State Capitol
Lansing, Michigan

Ladies and Gentlemen:

I have today signed Enrolled Senate Bills 380 and 383 and Enrolled House Bills 4765 and 4766 which together help protect lenders against property destruction by foreclosees who reside in the homes. That said, in discussions we have agreed it is vital that follow up legislation be enacted swiftly, and my office will be issuing invitations to key legislative staff and stakeholder representatives to attend a workgroup meeting next week to find good solutions on key issues.

Our present situation makes clear we need to ensure lenders are able to prevent damage from homeowners who are destroying properties they no longer intend to occupy. It is also clear that respecting the privacy and dignity of responsible Michiganders who are caring for properties to the best of their abilities is also vital to the future of Michigan's communities. To that end, I note that MSHDA is continuing to devote a portion of this year's budget to foreclosure counseling. Keeping Michiganders in their homes must remain our first goal -- it not only benefits the homeowner, but it also helps the lender ensure the home retains value and reduces vacant structures in our neighborhoods.

To that end, I believe that the follow-up legislation must be more specific on a number of points to protect foreclosees, lenders, and the community. For instance, the new legislation should clearly state what constitutes a reasonable inspection, including what notice must be given and how frequently such inspections can occur. In addition, the bill should ensure that measures that responsible Michiganders may take to protect their property (for instance, boarding up a window broken by vandals) are distinguished from malicious damage, which requires a swift and decisive response. Clarifications like this will ensure bad actors do not destroy the value of homes and neighborhoods, but good actors can be assured that responsible actions are respected..

I look forward to working with you to rapidly craft and enact legislation that protects and strengthens Michigan's communities.

Sincerely,

Rick Snyder
Governor