

1. Confusion Surrounding LARA License Renewal Communication

This week you may have received two communications from the Department of Licensing and Regulatory Affairs (LARA). These communications were intended to notify salespersons and associate brokers of the upcoming renewal period and to familiarize recipients with various online processes within the new MiPlus system. Unfortunately, Michigan Realtors® was not made aware of this communication until after it was sent out.

Based on the volume of calls and emails, the communications have generated a significant amount of concern from brokers and salespersons alike. One of the main concerns is that salespersons are reading it to say their respective brokerage is in some way behind or not sufficiently engaged in the renewal process. If you received one of these communications, it is important to note that the renewal process is just now beginning, all active brokers have until 10/31/2021 to renew their licenses. We are currently engaged with LARA regarding this communication and will work to prevent this kind of confusion going forward.

If you have questions or concerns about the renewal process, email BPLHelp@michigan.gov or visit www.Michigan.gov/miplus for more information.

2. August 3rd CDC Eviction Moratorium

On Tuesday, the Center for Disease Control (CDC) issued a new **order** temporarily halting evictions for non-payment of rent in counties experiencing "substantial or high levels of transmission" of COVID-19. It is intended to target specific areas of the country where cases are rapidly increasing and is set to expire on October 2, 2021.

The CDC uses two metrics to measure a county's "level of transmission". This first metric is based on the number of new COVID-19 cases per 100,000 people over the last 7 days. The second metric is the COVID-19 positivity rate over the last 7 days.

The eviction moratorium only applies to counties with "substantial" or "high" levels of transmission. As of August 3, 2021, the following Michigan counties are designated as an area with a "substantial or high level of transmission":

- Allegan;
- Alpena;
- Barry;
- Branch,
- Calhoun;
- Cass;
- Charlevoix;
- Clinton;
- Delta;
- Dickinson;
- Grand Traverse;
- Huron;
- Ionia;
- Iosco;
- Ingham;
- Iron;
- Jackson;
- Kalamazoo;
- Kalkaska;
- Livingston;
- Macomb;
- Mason;
- Montmorency;
- Muskegon;
- Oakland;
- Ontonagon;
- Saginaw;
- Shiawassee;
- St. Joseph;
- Tuscola;
- Van Buren

Note that these designations will change weekly. Check with your local health department or [use this tool](#) to determine if you are located in an area designated with a "substantial or high level of transmission".

In July, the U.S. Supreme Court ruled that the CDC lacked authority to implement a nationwide eviction moratorium. This newest order likely sets up another challenge in the highest courts.

3. Rental Assistance Available for Landlords and Tenants under CERA Program

Landlords who are facing difficulty in collecting rent are encouraged to apply for COVID Emergency Rental Assistance (CERA). The program is now live, and applications are available online through MSHDA. Click [here](#) to access the application.

Who is eligible? Both landlords and tenants can apply for rental assistance funds. The funds can be applied to renter households that have incomes less than 80% of the Area Median Income (AMI) who meet the following conditions:

1. Individual(s) in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or has experienced other financial hardship due directly or indirectly to the coronavirus outbreak; and
2. Individual(s) in the household can demonstrate a risk of experiencing homelessness or housing instability evidenced by a past due utility or rent notice.

Learn more about the program [here](#).

4. Good Neighbor Nomination Deadline Approaching



Nominations are due on August 11th for the 2021 Michigan Realtors® Good Neighbor Award. The Michigan Realtors® Good Neighbor Award recognizes those Realtors® who make extraordinary commitments to improving the quality of life in their communities. The winner will be recognized during the 2021 Michigan Realtors® Convention and will receive a \$2,500 grant toward the 501(C)(3) that they are affiliated with for the purpose of this award.

[Learn more](#)



5. Legal Lines Question of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

QUESTION: Is it illegal to have a purchase agreement that predates the start date in my listing agreement?

ANSWER: No, it is not "illegal," but by doing so, you forfeit the listing broker's contractual right to a commission. A listing agreement only entitles the listing broker to a commission if the purchase agreement is signed during the term of the listing agreement. It is also true that many MLS filing deadlines are triggered by the signing of the listing agreement rather than the start date of the listing period.

For more legal resources, visit law.mirealtors.com.



Upcoming event:
The Convention
September 28-30, 2021
Grand Traverse Resort & Spa
Acme, MI

[Sponsorship Opportunities](#)

[Learn more about The Convention](#)

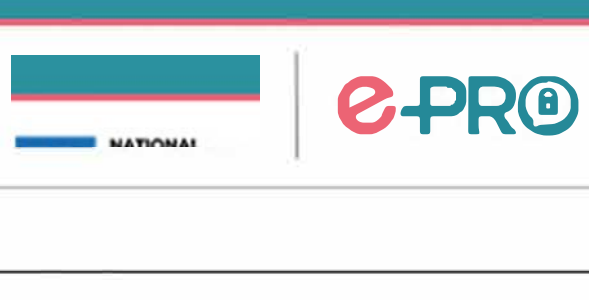


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