

One-Page Summary: Rental Property Oversight Comparison

Municipality	Registration Required	Renewal / Re-registration Cycle	Inspection Frequency	Key Notes / Comparison
Pinckney, MI	Yes – Chapter 155 (Ord. 110)	No fixed cycle; only on changes/new units	No mandated periodic inspections	Reactive system; relies on updates and complaint-based enforcement
Brighton, MI	Yes – Rental Registration & Inspection	Ongoing; updates required on changes	Every 3 years	Issues Certificate of Compliance; stronger oversight than Pinckney
Howell, MI	Yes – Rental Housing Certification	Biennial (every 2 years)	With renewals	Structured system; periodic inspections and stronger enforcement
Dexter, MI	No clear program found	N/A	N/A	Appears weaker or informal compared to Pinckney
Hamburg Twp, MI	Yes – Short-Term Rentals only	Annual renewal (short-term only)	Linked to permit compliance	Focuses on vacation rentals, not long-term housing

Analysis & Takeaways

- Brighton and Howell lead in structured oversight, requiring periodic inspections and renewals.
- Pinckney is more reactive, requiring updates on changes but no set re-registration cycle.
- Dexter appears not to have a documented rental program.
- Hamburg Township regulates short-term rentals annually but not long-term rentals.

Recommendations for Pinckney

1. Adopt a periodic re-registration cycle (every 2-3 years).
2. Tie inspections to renewal of registration or certification.
3. Strengthen penalties for non-compliance and clarify enforcement steps.
4. Maintain an online registry for transparency and accountability.
5. Ensure active enforcement, including infractions for chronic offenders.