Early Leasing Ordinance (ELO)

Section 8:530 of the Housing Code (Chapter 105) of the Code of the City of Ann Arbor

This ordinance tells landlords when they can start asking current tenants to renew their lease and when landlords can enter a lease with the current tenant.

It also tells landlords when landlords can start showing occupied units to prospective tenants

ELO Timeline

For lease terms of 8 Months or More

240 Days before end of lease

Landlord must provide current tenants terms and conditions for a new lease, not later than 180 days before the end of the current lease*

*A landlord must provide a second notice if the first notice was sent earlier than 240 days before the end of the lease

180 Days

before end of lease

Tenant has at least 30 days to decide if they want to renew

150 Days

before end of lease

A landlord can lease the unit to another the last 150 days of the current lease

A landlord can show prospective tenants an tenant during occupied unit during remaining 150 days of the current lease

The requirements of this ordinance count back from the **end** of the

To File a Complaint