draft 1

SUBSTITUTE FOR

HOUSE BILL NO. 4046

A bill to amend 2006 PA 110, entitled "Michigan zoning enabling act,"

(MCL 125.3101 to 125.3702) by adding section 206b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

SEC. 206B. (1) FOR THE PURPOSES OF ZONING, ALL OF THE
 FOLLOWING APPLY TO THE RENTAL OF A DWELLING, INCLUDING, BUT NOT
 LIMITED TO, SHORT-TERM RENTAL:

4 (A) IT IS A RESIDENTIAL USE OF PROPERTY AND A PERMITTED USE IN 5 ALL RESIDENTIAL ZONES.

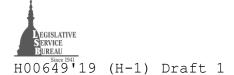
6 (B) IT IS NOT SUBJECT TO A SPECIAL USE OR CONDITIONAL USE
7 PERMIT OR PROCEDURE DIFFERENT FROM THOSE REQUIRED FOR OTHER
8 DWELLINGS IN THE SAME ZONE.

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(C) IT IS NOT A COMMERCIAL USE OF PROPERTY.

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(2) THIS SECTION DOES NOT PROHIBIT ANY OF THE FOLLOWING IF



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1 APPLIED ON A CONSISTENT BASIS TO RENTAL AND OWNER-OCCUPIED 2 **RESIDENCES:**

3 (A) REGULATION OF NOISE, ADVERTISING, TRAFFIC, OR OTHER 4 CONDITIONS, TO PREVENT NUISANCES.

5 (B) REGULATION OF THE NUMBER OF INDIVIDUALS THAT MAY OCCUPY A 6 DWELLING.

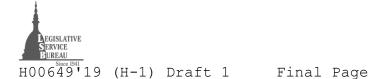
7 (C) REQUIREMENTS FOR DWELLING INSPECTIONS AND INSPECTION FEES.

8 (D) TAXES OTHERWISE PERMITTED BY LAW.

(E) REQUIREMENTS TO NOTIFY A LOCAL UNIT OF GOVERNMENT OF 9 ASSOCIATION OR CONDOMINIUM REGULATIONS OR OTHER PRIVATE AGREEMENTS 10 11 THAT MAY AFFECT THE USE OF A DWELLING.

12 (3) AS USED IN THIS SECTION, "SHORT-TERM RENTAL" MEANS THE RENTAL OF ANY SINGLE-FAMILY RESIDENCE OR 1-TO-4-FAMILY HOUSE OR 13 DWELLING UNIT, OR ANY UNIT OR GROUP OF UNITS IN A CONDOMINIUM, FOR 14 TERMS OF LESS THAN 28 DAYS AT A TIME. 15

16 Enacting section 1. This amendatory act takes effect 90 days 17 after the date it is enacted into law.



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