

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:

1 **SEC. 206B. (1) FOR THE PURPOSES OF ZONING, ALL OF THE**
2 **FOLLOWING APPLY TO THE RENTAL OF A DWELLING, INCLUDING, BUT NOT**
3 **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.**

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

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



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.

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

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

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

