

**SUBSTITUTE FOR  
SENATE BILL NO. 891**

A bill to amend 1994 PA 451, entitled "Natural resources and environmental protection act," by amending sections 20101, 20107a, 20114, 20114c, 20114d, 20116, 20118, 20120a, 20120b, 20120d, and 20126 (MCL 324.20101, 324.20107a, 324.20114, 324.20114c, 324.20114d, 324.20116, 324.20118, 324.20120a, 324.20120b, 324.20120d, and 324.20126), section 20101 as amended by 2013 PA 141, section 20107a as amended by 2010 PA 233, sections 20114, 20114c, 20114d, 20120a, 20120b, and 20126 as amended by 2012 PA 446, sections 20116 and 20118 as amended by 1995 PA 71, and section 20120d as amended by 2010 PA 228, and by adding section 20121.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

- 1       Sec. 20101. (1) As used in this part:  
2       (a) "Act of God" means an unanticipated grave natural disaster

1 or other natural phenomenon of an exceptional, inevitable, and  
2 irresistible character, the effects of which could not have been  
3 prevented or avoided by the exercise of due care or foresight.

4 (b) "Agricultural property" means real property used for  
5 farming in any of its branches, including cultivating of soil;  
6 growing and harvesting of any agricultural, horticultural, or  
7 floricultural commodity; dairying; raising of livestock, bees,  
8 fish, fur-bearing animals, or poultry; turf and tree farming; and  
9 performing any practices on a farm as an incident to, or in  
10 conjunction with, these farming operations. Agricultural property  
11 does not include property used for commercial storage, processing,  
12 distribution, marketing, or shipping operations.

13 (c) "All appropriate inquiry" means an evaluation of  
14 environmental conditions at a property at the time of purchase,  
15 occupancy, or foreclosure that reasonably defines the existing  
16 conditions and circumstances at the property in conformance with 40  
17 CFR 312 (2014).

18 (d) "Attorney general" means the department of the attorney  
19 general.

20 (e) "Background concentration" means the concentration or  
21 level of a hazardous substance that exists in the environment at or  
22 regionally proximate to a facility that is not attributable to any  
23 release at or regionally proximate to the facility. A person may  
24 demonstrate a background concentration for a hazardous substance by  
25 any of the following methods:

26 (i) The hazardous substance complies with the statewide default  
27 background levels under ~~R-299.5746~~ **R 299.46** of the Michigan

1 administrative code.

2 (ii) The hazardous substance is listed in **TABLE 2, 3, OR 4 OF**  
3 the department's 2005 Michigan background soil survey, ~~and falls~~  
4 ~~within the typical ranges published in that document.~~ **IS PRESENT IN**  
5 **A SOIL TYPE IDENTIFIED IN 1 OR MORE OF THOSE TABLES, AND MEETS 1 OF**  
6 **THE FOLLOWING:**

7 (A) IF A GLACIAL LOBE AREA IN TABLE 2, 3, OR 4 LISTS AN  
8 ARITHMETIC OR GEOMETRIC MEAN FOR THE HAZARDOUS SUBSTANCE THAT IS  
9 REPRESENTED BY 9 OR MORE SAMPLES, THE CONCENTRATION OF THAT  
10 HAZARDOUS SUBSTANCE FALLS WITHIN 2 STANDARD DEVIATIONS OF THAT MEAN  
11 FOR THE SOIL TYPE AND GLACIAL LOBE AREA IN WHICH THE HAZARDOUS  
12 SUBSTANCE IS LOCATED.

13 (B) IF A GLACIAL LOBE AREA IN TABLE 2, 3, OR 4 LISTS A  
14 NONPARAMETRIC MEDIAN FOR THE HAZARDOUS SUBSTANCE THAT IS  
15 REPRESENTED BY 10 OR MORE SAMPLES, THE CONCENTRATION OF THAT  
16 HAZARDOUS SUBSTANCE FALLS WITHIN THE 97.5 QUANTILE FOR THE SOIL  
17 TYPE AND GLACIAL LOBE AREA IN WHICH THE HAZARDOUS SUBSTANCE IS  
18 LOCATED.

19 (C) THE CONCENTRATION OF THE HAZARDOUS SUBSTANCE MEETS A LEVEL  
20 ESTABLISHED USING THE 2005 MICHIGAN BACKGROUND SOIL SURVEY IN A  
21 MANNER THAT IS APPROVED BY THE DEPARTMENT.

22 (iii) The hazardous substance is listed in any other study or  
23 survey conducted or approved by the department and is within the  
24 concentrations or falls within the typical ranges published in that  
25 study or survey.

26 (iv) A site-specific demonstration.

27 (f) "Baseline environmental assessment" means a written

1 document that describes the results of an all appropriate inquiry  
2 and the sampling and analysis that confirm that the property is **OR**  
3 **CONTAINS** a facility. ~~However, for **FOR** purposes of a baseline~~  
4 ~~environmental assessment, the all appropriate inquiry under 40 CFR~~  
5 ~~312.20(a) may be conducted within 45 days after the date of~~  
6 ~~acquisition of a property and the components of an all appropriate~~  
7 ~~inquiry under 40 CFR 312.20(b) and 40 CFR 312.20(c)(3) may be~~  
8 conducted or updated **PRIOR TO OR** within 45 days after the **EARLIER**  
9 **OF THE** date of ~~acquisition of a property.~~ **PURCHASE, OCCUPANCY, OR**  
10 **FORECLOSURE.**

11 (g) "Board" means the brownfield redevelopment board created  
12 in section 20104a.

13 (h) "Certificate of completion" means a written response  
14 provided by the department confirming that a response activity has  
15 been completed in accordance with the applicable requirements of  
16 this part and is approved by the department.

17 (i) "Cleanup criteria for unrestricted residential use" means  
18 ~~either **ANY** of the following:~~

19 (i) Cleanup criteria that satisfy the requirements for the  
20 residential category in section 20120a(1)(a). ~~or (16).~~

21 (ii) Cleanup criteria for unrestricted residential use under  
22 part 213.

23 (iii) **SITE-SPECIFIC CLEANUP CRITERIA APPROVED BY THE DEPARTMENT**  
24 **FOR UNRESTRICTED RESIDENTIAL USE PURSUANT TO SECTIONS 20120A AND**  
25 **20120B.**

26 (j) "Department" means the director of the department of  
27 environmental quality or his or her designee to whom the director

1 delegates a power or duty by written instrument.

2 (k) "Director" means the director of the department of  
3 environmental quality.

4 (l) "Directors" means the directors or their designees of the  
5 departments of environmental quality, community health, agriculture  
6 and rural development, and state police.

7 (m) "Disposal" means the discharge, deposit, injection,  
8 dumping, spilling, leaking, or placing of any hazardous substance  
9 into or on any land or water so that the hazardous substance or any  
10 constituent of the hazardous substance may enter the environment or  
11 be emitted into the air or discharged into any groundwater or  
12 surface water.

13 (n) "Enforcement costs" means court expenses, reasonable  
14 attorney fees of the attorney general, and other reasonable  
15 expenses of an executive department that are incurred in relation  
16 to enforcement under this part.

17 (o) "Environment" or "natural resources" means land, surface  
18 water, groundwater, subsurface strata, air, fish, wildlife, or  
19 biota within the state.

20 (p) "Environmental contamination" means the release of a  
21 hazardous substance, or the potential release of a discarded  
22 hazardous substance, in a quantity which is or may become injurious  
23 to the environment or to the public health, safety, or welfare.

24 (q) "Evaluation" means those activities including, but not  
25 limited to, investigation, studies, sampling, analysis, development  
26 of feasibility studies, and administrative efforts that are needed  
27 to determine the nature, extent, and impact of a release or threat

1 of release and necessary response activities.

2 (r) "Exacerbation" means the occurrence of either of the  
3 following caused by an activity undertaken by the person who owns  
4 or operates the property, with respect to contamination for which  
5 the person is not liable:

6 (i) Contamination that has migrated beyond the boundaries of  
7 the property which is the source of the release at levels above  
8 cleanup criteria for unrestricted residential use unless a  
9 criterion is not relevant because exposure is reliably restricted  
10 as otherwise provided in this part.

11 (ii) A change in facility conditions that increases response  
12 activity costs.

13 (s) "Facility" means any area, place, ~~or PARCEL OR PARCELS OF~~  
14 **PROPERTY, OR PORTION OF A PARCEL OF** property where a hazardous  
15 substance in excess of the concentrations that satisfy the cleanup  
16 criteria for unrestricted residential use has been released,  
17 deposited, disposed of, or otherwise comes to be located. Facility  
18 does not include any area, place, ~~or PARCEL OR PARCELS OF PROPERTY,~~  
19 **OR PORTION OF A PARCEL OF** property where any of the following  
20 conditions are satisfied:

21 (i) Response activities have been completed under this part **OR**  
22 **THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND**  
23 **LIABILITY ACT, 42 USC 9601 TO 9675,** that satisfy the cleanup  
24 criteria for unrestricted residential use.

25 (ii) Corrective action has been completed under part **111 OR**  
26 **PART 213** that satisfies the cleanup criteria for unrestricted  
27 residential use.

1 (iii) Site-specific criteria that have been approved by the  
2 department for application at the area, place, ~~or~~ **PARCEL OF**  
3 **PROPERTY, OR PORTION OF A PARCEL OF** property are met or satisfied  
4 and ~~both of the following conditions are met:~~

5 ~~—— (A) The site specific criteria do not depend on any land use~~  
6 ~~or resource use restriction to ensure protection of the public~~  
7 ~~health, safety, or welfare or the environment.~~

8 ~~—— (B) Hazardous~~ **HAZARDOUS** substances at the area, place, or  
9 property that are not addressed by site-specific criteria satisfy  
10 the cleanup criteria for unrestricted residential use.

11 (iv) **THE PROPERTY HAS BEEN LAWFULLY SPLIT, SUBDIVIDED, OR**  
12 **DIVIDED FROM A FACILITY AND DOES NOT CONTAIN HAZARDOUS SUBSTANCES**  
13 **IN EXCESS OF CONCENTRATIONS THAT SATISFY THE CLEANUP CRITERIA FOR**  
14 **UNRESTRICTED RESIDENTIAL USE.**

15 (v) **NATURAL ATTENUATION OR OTHER NATURAL PROCESSES HAVE**  
16 **REDUCED CONCENTRATIONS OF HAZARDOUS SUBSTANCES TO LEVELS BELOW THE**  
17 **CLEANUP CRITERIA FOR UNRESTRICTED RESIDENTIAL USE.**

18 (t) "Feasibility study" means a process for developing,  
19 evaluating, and selecting appropriate response activities.

20 (u) "Financial assurance" means a performance bond, escrow,  
21 cash, certificate of deposit, irrevocable letter of credit,  
22 corporate guarantee, or other equivalent security, or any  
23 combination thereof.

24 (v) "Foreclosure" means possession of a property by a lender  
25 on which it has foreclosed on a security interest or the expiration  
26 of a lawful redemption period, whichever occurs first.

27 ~~—— (w) "Free product" means a hazardous substance in a liquid~~

1 ~~phase equal to or greater than 1/8 inch of measurable thickness~~  
2 ~~that is not dissolved in water and that has been released into the~~  
3 ~~environment.~~

4 (W) ~~(x)~~"Fund" means the cleanup and redevelopment fund  
5 established in section 20108.

6 (X) ~~(y)~~"Hazardous substance" means 1 or more of the  
7 following, but does not include fruit, vegetable, or field crop  
8 residuals or processing by-products, or aquatic plants, that are  
9 applied to the land for an agricultural use or for use as an animal  
10 feed, if the use is consistent with generally accepted agricultural  
11 management practices at the time of the application:

12 (i) Any substance that the department demonstrates, on a case  
13 by case basis, poses an unacceptable risk to the public health,  
14 safety, or welfare, or the environment, considering the fate of the  
15 material, dose-response, toxicity, or adverse impact on natural  
16 resources.

17 (ii) Hazardous substance as defined in the comprehensive  
18 environmental response, compensation, and liability act, 42 USC  
19 9601 to 9675.

20 (iii) Hazardous waste as defined in part 111.

21 (iv) Petroleum as described in part 213.

22 (Y) ~~(z)~~"Interim response activity" means the cleanup or  
23 removal of a released hazardous substance or the taking of other  
24 actions, prior to the implementation of a remedial action, as may  
25 be necessary to prevent, minimize, or mitigate injury to the public  
26 health, safety, or welfare, or to the environment. Interim response  
27 activity also includes, but is not limited to, measures to limit



1 access, replacement of water supplies, and temporary relocation of  
2 people as determined to be necessary by the department. In  
3 addition, interim response activity means the taking of other  
4 actions as may be necessary to prevent, minimize, or mitigate a  
5 threatened release.

6 (Z) ~~(aa)~~—"Lender" means any of the following:

7 (i) A state or nationally chartered bank.

8 (ii) A state or federally chartered savings and loan  
9 association or savings bank.

10 (iii) A state or federally chartered credit union.

11 (iv) Any other state or federally chartered lending institution  
12 or regulated affiliate or regulated subsidiary of any entity listed  
13 in this subparagraph or subparagraphs (i) to (iii).

14 (v) An insurance company authorized to do business in this  
15 state pursuant to the insurance code of 1956, 1956 PA 218, MCL  
16 500.100 to 500.8302.

17 (vi) A motor vehicle finance company subject to the motor  
18 vehicle finance act, 1950 (Ex Sess) PA 27, MCL 492.101 to 492.141,  
19 with net assets in excess of \$50,000,000.00.

20 (vii) A foreign bank.

21 (viii) A retirement fund regulated pursuant to state law or a  
22 pension fund regulated pursuant to federal law with net assets in  
23 excess of \$50,000,000.00.

24 (ix) A state or federal agency authorized by law to hold a  
25 security interest in real property or a local unit of government  
26 holding a reversionary interest in real property.

27 (x) A nonprofit tax exempt organization created to promote

1 economic development in which a majority of the organization's  
2 assets are held by a local unit of government.

3 (xi) Any other person who loans money for the purchase of or  
4 improvement of real property.

5 (xii) Any person who retains or receives a security interest to  
6 service a debt or to secure a performance obligation.

7 **(AA)** ~~(bb)~~—"Local health department" means that term as defined  
8 in section 1105 of the public health code, 1978 PA 368, MCL  
9 333.1105.

10 **(BB)** ~~(ee)~~—"Local unit of government" means a county, city,  
11 township, or village, an agency of a local unit of government, an  
12 authority or any other public body or entity created by or pursuant  
13 to state law. Local unit of government does not include the state  
14 or federal government or a state or federal agency.

15 **(CC)** ~~(dd)~~—"Method detection limit" means the minimum  
16 concentration of a hazardous substance which can be measured and  
17 reported with 99% confidence that the analyte concentration is  
18 greater than zero and is determined from analysis of a sample in a  
19 given matrix that contains the analyte.

20 **(DD)** "MIGRATING NAPL" MEANS THAT TERMS AS IT IS DEFINED IN  
21 SECTION 21302.

22 **(EE)** "MOBILE NAPL" MEANS THAT TERM AS IT IS DEFINED IN SECTION  
23 21302.

24 **(FF)** "NAPL" MEANS THAT TERM AS IT IS DEFINED IN SECTION 21302.

25 **(GG)** ~~(ee)~~—"No further action letter" means a written response  
26 provided by the department under section 20114d confirming that a  
27 no further action report has been approved after review by the

1 department.

2       **(HH)** ~~(ff)~~—"No further action report" means a report under  
3 section 20114d detailing the completion of remedial actions and  
4 including a postclosure plan and a postclosure agreement, if  
5 appropriate.

6       **(II)** "NONRESIDENTIAL" MEANS THAT CATEGORY OF LAND USE FOR  
7 PARCELS OF PROPERTY OR PORTIONS OF PARCELS OF PROPERTY THAT IS NOT  
8 RESIDENTIAL. THIS CATEGORY OF LAND USE MAY INCLUDE, BUT IS NOT  
9 LIMITED TO, ANY OF THE FOLLOWING:

10       (i) INDUSTRIAL, COMMERCIAL, RETAIL, OFFICE, AND SERVICE USES.

11       (ii) RECREATIONAL PROPERTIES THAT ARE NOT CONTIGUOUS TO  
12 RESIDENTIAL PROPERTY.

13       (iii) HOTELS, HOSPITALS, AND CAMPGROUNDS.

14       (iv) NATURAL AREAS SUCH AS WOODLANDS, BRUSHLANDS, GRASSLANDS,  
15 AND WETLANDS.

16       **(JJ)** ~~(gg)~~—"Operator" means a person who is in control of or  
17 responsible for the operation of a facility. Operator does not  
18 include either of the following:

19       (i) A person who holds indicia of ownership primarily to  
20 protect the person's security interest in the facility, unless that  
21 person participates in the management of the facility as described  
22 in section 20101a.

23       (ii) A person who is acting as a fiduciary in compliance with  
24 section 20101b.

25       **(KK)** ~~(hh)~~—"Owner" means a person who owns a facility. Owner  
26 does not include either of the following:

27       (i) A person who holds indicia of ownership primarily to

1 protect the person's security interest in the facility, including,  
2 but not limited to, a vendor's interest under a recorded land  
3 contract, unless that person participates in the management of the  
4 facility as described in section 20101a.

5 (ii) A person who is acting as a fiduciary in compliance with  
6 section 20101b.

7 (II) ~~(ii)~~ "Panel" means the response activity review panel  
8 created in section 20114e.

9 (MM) ~~(jj)~~ "Permitted release" means 1 or more of the  
10 following:

11 (i) A release in compliance with an applicable, legally  
12 enforceable permit issued under state law.

13 (ii) A lawful and authorized discharge into a permitted waste  
14 treatment facility.

15 (iii) A federally permitted release as defined in the  
16 comprehensive environmental response, compensation, and liability  
17 act, 42 USC 9601 to 9675.

18 (NN) ~~(kk)~~ "Postclosure agreement" means an agreement between  
19 the department and a person who has submitted a no further action  
20 report that prescribes, as appropriate, activities required to be  
21 undertaken upon completion of remedial actions as provided for in  
22 section 20114d.

23 (OO) ~~(ll)~~ "Postclosure plan" means a plan for land use or  
24 resource use restrictions or permanent markers at a facility upon  
25 completion of remedial actions as required under section 20114c.

26 (PP) ~~(mm)~~ "Release" includes, but is not limited to, any  
27 spilling, leaking, pumping, pouring, emitting, emptying,

1 discharging, injecting, escaping, leaching, dumping, or disposing  
2 of a hazardous substance into the environment, or the abandonment  
3 or discarding of barrels, containers, and other closed receptacles  
4 containing a hazardous substance. Release does not include any of  
5 the following:

6 (i) A release that results in exposure to persons solely within  
7 a workplace, with respect to a claim that these persons may assert  
8 against their employers.

9 (ii) Emissions from the engine exhaust of a motor vehicle,  
10 rolling stock, aircraft, or vessel.

11 (iii) A release of source, by-product, or special nuclear  
12 material from a nuclear incident, as those terms are defined in the  
13 atomic energy act of 1954, 42 USC 2011 to 2297h-13, if the release  
14 is subject to requirements with respect to financial protection  
15 established by the nuclear regulatory commission under 42 USC 2210,  
16 or any release of source by-product or special nuclear material  
17 from any processing site designated under 42 USC 7912(a)(1) or 42  
18 USC 7942(a).

19 (iv) If applied according to label directions and according to  
20 generally accepted agricultural and management practices at the  
21 time of the application, the application of a fertilizer, soil  
22 conditioner, agronomically applied manure, or pesticide, or fruit,  
23 vegetable, or field crop residuals or processing by-products,  
24 aquatic plants, or a combination of these substances. As used in  
25 this subparagraph, fertilizer and soil conditioner have the meaning  
26 given to these terms in part 85, and pesticide has the meaning  
27 given to that term in part 83.

1 (v) A release does not include fruits, vegetables, field crop  
2 processing by-products, or aquatic plants, that are applied to the  
3 land for an agricultural use or for use as an animal feed, if the  
4 use is consistent with generally accepted agricultural and  
5 management practices at the time of the application.

6 (vi) The relocation of soil under section 20120c.

7 (QQ) ~~(nn)~~ "Remedial action" includes, but is not limited to,  
8 cleanup, removal, containment, isolation, destruction, or treatment  
9 of a hazardous substance released or threatened to be released into  
10 the environment, monitoring, maintenance, or the taking of other  
11 actions that may be necessary to prevent, minimize, or mitigate  
12 injury to the public health, safety, or welfare, or to the  
13 environment.

14 (RR) ~~(oo)~~ "Remedial action plan" means a work plan for  
15 performing remedial action under this part.

16 (SS) "RESIDENTIAL" MEANS THAT CATEGORY OF LAND USE FOR PARCELS  
17 OF PROPERTY OR PORTIONS OF PARCELS OF PROPERTY WHERE PEOPLE LIVE  
18 AND SLEEP FOR SIGNIFICANT PERIODS OF TIME SUCH THAT THE FREQUENCY  
19 OF EXPOSURE IS REASONABLY EXPECTED OR FORESEEABLE TO MEET THE  
20 EXPOSURE ASSUMPTIONS USED BY THE DEPARTMENT TO DEVELOP GENERIC  
21 RESIDENTIAL CLEANUP CRITERIA AS SET FORTH IN RULES PROMULGATED  
22 UNDER THIS PART. THIS CATEGORY OF LAND USE MAY INCLUDE, BUT IS NOT  
23 LIMITED TO, HOMES AND SURROUNDING YARDS, CONDOMINIUMS, AND  
24 APARTMENTS.

25 (TT) ~~(pp)~~ "Residential closure" means a property at which the  
26 contamination has been addressed in a no further action report that  
27 satisfies the limited residential cleanup criteria under section

1 20120a(1)(c) or the site-specific residential cleanup criteria  
2 under sections 20120a(2) and 20120b, that contains land use or  
3 resource use restrictions, and that is approved by the department  
4 or is considered approved by the department under section 20120d.

5 **(UU) "RESIDUAL NAPL SATURATION" MEANS THAT TERM AS IT IS**  
6 **DEFINED IN PART 213.**

7 **(VV)** ~~(qq)~~ "Response activity" means evaluation, interim  
8 response activity, remedial action, demolition, providing an  
9 alternative water supply, or the taking of other actions necessary  
10 to protect the public health, safety, or welfare, or the  
11 environment or the natural resources. Response activity also  
12 includes health assessments or health effect studies carried out  
13 under the supervision, or with the approval of, the department of  
14 community health and enforcement actions related to any response  
15 activity.

16 **(WW)** ~~(rr)~~ "Response activity costs" or "costs of response  
17 activity" means all costs incurred in taking or conducting a  
18 response activity, including enforcement costs.

19 **(XX)** ~~(ss)~~ "Response activity plan" means a plan for  
20 undertaking response activities. A response activity plan may  
21 include 1 or more of the following:

22 (i) A plan to undertake interim response activities.

23 (ii) A plan for evaluation activities.

24 (iii) A feasibility study.

25 (iv) A remedial action plan.

26 **(YY)** ~~(tt)~~ "Security interest" means any interest, including a  
27 reversionary interest, in real property created or established for

1 the purpose of securing a loan or other obligation. Security  
2 interests include, but are not limited to, mortgages, deeds of  
3 trusts, liens, and title pursuant to lease financing transactions.  
4 Security interests may also arise from transactions such as sale  
5 and leasebacks, conditional sales, installment sales, trust receipt  
6 transactions, certain assignments, factoring agreements, accounts  
7 receivable financing arrangements, consignments, or any other  
8 transaction in which evidence of title is created if the  
9 transaction creates or establishes an interest in real property for  
10 the purpose of securing a loan or other obligation.

11 **(ZZ) "SOURCE" MEANS ANY STORAGE, HANDLING, DISTRIBUTION, OR**  
12 **PROCESSING EQUIPMENT FROM WHICH THE RELEASE ORIGINATES AND FIRST**  
13 **ENTERS THE ENVIRONMENT.**

14 **(AAA)** ~~(uu)~~ "Target detection limit" means the detection limit  
15 for a hazardous substance in a given environmental medium that is  
16 specified by the department on a list that it publishes not more  
17 than once a year. The department shall identify 1 or more  
18 analytical methods, when a method is available, that are judged to  
19 be capable of achieving the target detection limit for a hazardous  
20 substance in a given environmental medium. The target detection  
21 limit for a given hazardous substance is greater than or equal to  
22 the method detection limit for that hazardous substance. In  
23 establishing a target detection limit, the department shall  
24 consider the following factors:

25 (i) The low level capabilities of methods published by  
26 government agencies.

27 (ii) Reported method detection limits published by state



1 laboratories.

2 (iii) Reported method detection limits published by commercial  
3 laboratories.

4 (iv) The need to be able to measure a hazardous substance at  
5 concentrations at or below cleanup criteria.

6 **(BBB)** ~~(vv)~~—"Threatened release" or "threat of release" means  
7 any circumstance that may reasonably be anticipated to cause a  
8 release.

9 **(CCC)** ~~(ww)~~—"Venting groundwater" means groundwater that is  
10 entering a surface water of the state from a facility.

11 (2) As used in this part:

12 (a) The phrase "a person who is liable" includes a person who  
13 is described as being subject to liability in section 20126. The  
14 phrase "a person who is liable" does not presume that liability has  
15 been adjudicated.

16 (b) The phrase "this part" includes "rules promulgated under  
17 this part".

18 Sec. 20107a. (1) A person who owns or operates property that  
19 he or she has knowledge is a facility shall do all of the following  
20 with respect to hazardous substances at the facility:

21 (a) Undertake measures as are necessary to prevent  
22 exacerbation.

23 (b) Exercise due care by undertaking response activity  
24 necessary to mitigate unacceptable exposure to hazardous  
25 substances, mitigate fire and explosion hazards due to hazardous  
26 substances, and allow for the intended use of the facility in a  
27 manner that protects the public health and safety.

1 (c) Take reasonable precautions against the reasonably  
2 foreseeable acts or omissions of a third party and the consequences  
3 that foreseeably could result from those acts or omissions.

4 (d) Provide reasonable cooperation, assistance, and access to  
5 the persons that are authorized to conduct response activities at  
6 the facility, including the cooperation and access necessary for  
7 the installation, integrity, operation, and maintenance of any  
8 complete or partial response activity at the facility. Nothing in  
9 this subdivision shall be interpreted to provide any right of  
10 access not expressly authorized by law, including access authorized  
11 pursuant to a warrant or a court order, or to preclude access  
12 allowed pursuant to a voluntary agreement.

13 (e) Comply with any land use or resource use restrictions  
14 established or relied on in connection with the response activities  
15 at the facility.

16 (f) Not impede the effectiveness or integrity of any land use  
17 or resource use restriction employed at the facility in connection  
18 with response activities.

19 (2) The owner's or operator's obligations under this section  
20 shall be based upon the current numeric cleanup criteria under  
21 section 20120a(1) **OR SITE-SPECIFIC CRITERIA APPROVED UNDER SECTION**  
22 **20120B.**

23 (3) A person who violates subsection (1) who is not otherwise  
24 liable under this part for the release at the facility is liable  
25 for response activity costs and natural resource damages  
26 attributable to any exacerbation and any fines or penalties imposed  
27 under this part resulting from the violation of subsection (1) but

1 is not liable for performance of additional response activities  
2 unless the person is otherwise liable under this part for  
3 performance of additional response activities. The burden of proof  
4 in a dispute as to what constitutes exacerbation shall be borne by  
5 the party seeking relief.

6 (4) Compliance with this section does not satisfy a person's  
7 obligation to perform response activities as otherwise required  
8 under this part.

9 (5) Subsection (1)(a) to (c) does not apply to the state or to  
10 a local unit of government that is not liable under section  
11 20126(1)(c) or (3)(a), (b), (c), or (e) or to the state or a local  
12 unit of government that acquired property by purchase, gift,  
13 transfer, or condemnation prior to June 5, 1995 or to a person who  
14 is exempt from liability under section 20126(4)(c). However, if the  
15 state or local unit of government, acting as the operator of a  
16 parcel of property that the state or local unit of government has  
17 knowledge is a facility, offers access to that parcel on a regular  
18 or continuous basis pursuant to an express public purpose and  
19 invites the general public to use that property for the express  
20 public purpose, the state or local unit of government is subject to  
21 this section but only with respect to that portion of the facility  
22 that is opened to and used by the general public for that express  
23 purpose, and not the entire facility. Express public purpose  
24 includes, but is not limited to, activities such as a public park,  
25 municipal office building, or municipal public works operation.  
26 Express public purpose does not include activities surrounding the  
27 acquisition or compilation of parcels for the purpose of future

1 development.

2 (6) Subsection (1)(a) to (c) does not apply to a person who is  
3 exempt from liability under section 20126(3)(c) or (d) except with  
4 regard to that person's activities at the facility.

5 Sec. 20114. (1) Except as provided in subsection (4), an owner  
6 or operator of property who has knowledge that the property is a  
7 facility ~~and who is liable under section 20126~~ shall do all of the  
8 following **WITH RESPECT TO A RELEASE FOR WHICH THE OWNER OR OPERATOR**  
9 **IS LIABLE UNDER SECTION 20126:**

10 (a) ~~Determine~~ **SUBJECT TO SUBSECTION (6), DETERMINE** the nature  
11 and extent of a ~~THE~~ release at the facility.

12 (b) Make the following notifications:

13 (i) If the release is of a reportable quantity of a hazardous  
14 substance under 40 CFR 302.4 and 302.6 (July 1, 2012 edition),  
15 report the release to the department within 24 hours after  
16 obtaining knowledge of the release.

17 (ii) If the owner or operator has reason to believe that 1 or  
18 more hazardous substances are emanating from or have emanated from  
19 and are present beyond the boundary of his or her property at a  
20 concentration in excess of cleanup criteria for unrestricted  
21 residential use, notify the department and the owners of property  
22 where the hazardous substances are present within 30 days after  
23 obtaining knowledge that the release has migrated.

24 (iii) If the release is a result of an activity that is subject  
25 to permitting under part 615 and the owner or operator is not the  
26 owner of the surface property and the release results in hazardous  
27 substance concentrations in excess of cleanup criteria for

1 unrestricted residential use, notify the department and the surface  
2 owner within 30 days after obtaining knowledge of the release.

3 (c) Immediately stop or prevent ~~the~~**AN ONGOING** release at the  
4 source.

5 (d) Immediately implement ~~source control or removal~~ measures  
6 to **ADDRESS**, remove, or contain hazardous substances that are  
7 released after June 5, 1995 if those measures are technically  
8 practical, **ARE** cost effective, and ~~provide protection to~~**ABATE AN**  
9 **UNACCEPTABLE RISK TO THE PUBLIC HEALTH, SAFETY, OR WELFARE** OR the  
10 environment. At a facility where hazardous substances are released  
11 after June 5, 1995, and those hazardous substances have not  
12 affected groundwater but are likely to, groundwater contamination  
13 shall be prevented if it can be prevented by measures that are  
14 technically practical, cost effective, and ~~provide protection to~~  
15 **ABATE AN UNACCEPTABLE RISK TO THE PUBLIC HEALTH, SAFETY, OR WELFARE**  
16 **OR** the environment.

17 (e) Immediately identify and eliminate any threat of fire or  
18 explosion or any direct contact hazards.

19 ~~Immediately initiate removal of a hazardous substance that~~  
20 ~~is in a liquid phase, that is not dissolved in water, and that has~~  
21 ~~been released.~~**INITIATE A REMEDIAL ACTION THAT IS NECESSARY AND**  
22 **FEASIBLE TO ADDRESS UNACCEPTABLE RISKS ASSOCIATED WITH RESIDUAL**  
23 **NAPL SATURATION, MIGRATING NAPL, AND MOBILE NAPL USING BEST**  
24 **PRACTICES FOR MANAGING NAPL, INCLUDING, BUT NOT LIMITED TO, BEST**  
25 **PRACTICES DEVELOPED BY THE AMERICAN SOCIETY FOR TESTING AND**  
26 **MATERIALS OR THE INTERSTATE TECHNOLOGY AND REGULATORY COUNCIL.**

27 (g) Diligently pursue response activities necessary to achieve

1 the cleanup criteria established under this part. Except as  
2 otherwise provided in this part, in pursuing response activities  
3 under this subdivision, the owner or operator may do either of the  
4 following:

5 (i) Proceed under section 20114a to conduct self-implemented  
6 response activities.

7 (ii) Proceed under section 20114b if the owner or operator  
8 wishes to, or is required to, obtain departmental approval of 1 or  
9 more aspects of planning response activities.

10 (h) Upon written request by the department, take 1 or more of  
11 the following actions:

12 (i) Provide a response activity plan containing a plan for  
13 undertaking interim response activities and undertake interim  
14 response activities consistent with that plan.

15 (ii) Provide a response activity plan containing a plan for  
16 undertaking evaluation activities and undertake evaluation  
17 activities consistent with that plan.

18 (iii) Pursue remedial actions under section 20114a and, upon  
19 completion, submit a no further action report under section 20114d.

20 (iv) Take any other response activity determined by the  
21 department to be technically sound and necessary to protect the  
22 public health, safety, welfare, or the environment.

23 (v) Submit to the department for approval a response activity  
24 plan containing a remedial action plan that, when implemented, will  
25 achieve the cleanup criteria established under this part.

26 (vi) Implement an approved response activity plan in accordance  
27 with a schedule approved by the department pursuant to this part.

1           (vii) Submit a no further action report under section 20114d  
2 after completion of remedial action.

3           (2) Subsection (1) does not preclude a person from  
4 simultaneously undertaking 1 or more aspects of planning or  
5 implementing response activities at a facility under section 20114a  
6 without the prior approval of the department, unless 1 or more  
7 response activities are being conducted pursuant to an  
8 administrative order or agreement or judicial decree that requires  
9 prior department approval, and submitting a response activity plan  
10 to the department under section 20114b.

11           (3) Except as provided in subsection (4), a person who holds  
12 an easement interest in a portion of a property who has knowledge  
13 that there may be a release within that easement shall report the  
14 release to the department within 24 hours after obtaining knowledge  
15 of the release. This subsection applies to reportable quantities of  
16 hazardous substances established pursuant to 40 CFR 302.4 and 302.6  
17 (July 1, 2012 edition).

18           (4) The requirements of subsections (1) and (3) do not apply  
19 to a permitted release or a release in compliance with applicable  
20 federal, state, and local air pollution control laws.

21           (5) This section does not do either of the following:

22           (a) Limit the authority of the department to take or conduct  
23 response activities pursuant to this part.

24           (b) Limit the liability of a person who is liable under  
25 section 20126.

26           **(6) IF A HAZARDOUS SUBSTANCE IS RELEASED AT A PROPERTY AND**  
27 **THERE IS NO AVAILABLE ANALYTICAL METHOD OR GENERIC CLEANUP CRITERIA**

1 FOR THAT HAZARDOUS SUBSTANCE, THE NATURE AND EXTENT OF THE  
2 HAZARDOUS SUBSTANCE MAY BE DETERMINED BY ANY OF THE FOLLOWING  
3 MEANS, SINGLY OR IN COMBINATION:

4 (A) IF ANOTHER HAZARDOUS SUBSTANCE WITH AN AVAILABLE  
5 ANALYTICAL METHOD WAS RELEASED AT THE SAME LOCATION AND HAS SIMILAR  
6 FATE AND MOBILITY CHARACTERISTICS, DETERMINE THE NATURE AND EXTENT  
7 OF THAT HAZARDOUS SUBSTANCE AS A SURROGATE.

8 (B) FOR VENTING GROUNDWATER, USE A MODELING DEMONSTRATION, AN  
9 ECOLOGICAL DEMONSTRATION, OR A COMBINATION OF BOTH, CONSISTENT WITH  
10 SECTION 20120E(9) AND (10), TO DETERMINE WHETHER THE HAZARDOUS  
11 SUBSTANCE HAS REACHED SURFACE WATER.

12 (C) DEVELOP AND PROPOSE TO THE DEPARTMENT AN ANALYTICAL METHOD  
13 FOR APPROVAL BY THE DEPARTMENT.

14 (D) IN LIEU OF DETERMINING THE NATURE AND EXTENT OF THE  
15 HAZARDOUS SUBSTANCE RELEASE, ELIMINATE THE POTENTIAL FOR EXPOSURE  
16 IN AREAS WHERE THE HAZARDOUS SUBSTANCE IS EXPECTED TO BE LOCATED  
17 THROUGH REMOVAL, CONTAINMENT, EXPOSURE BARRIERS, OR LAND USE OR  
18 RESOURCE USE RESTRICTIONS.

19 (7) AS USED IN THIS SECTION, "AVAILABLE ANALYTICAL METHOD"  
20 MEANS A METHOD THAT IS APPROVED AND PUBLISHED BY A GOVERNMENTAL  
21 AGENCY, IS CONDUCTED ROUTINELY BY COMMERCIAL LABORATORIES IN THE  
22 UNITED STATES, AND IDENTIFIES AND QUANTITATIVELY MEASURES THE  
23 SPECIFIC HAZARDOUS SUBSTANCE OR CLASS OF SUBSTANCES.

24 Sec. 20114c. (1) If remedial actions at a facility satisfy  
25 cleanup criteria for unrestricted residential use, land use or  
26 resource use restrictions or monitoring is not required.

27 (2) Upon completion of remedial actions at a facility for a



1 category of cleanup that does not satisfy cleanup criteria for  
2 unrestricted residential use, the person conducting the remedial  
3 actions shall prepare and implement a postclosure plan for that  
4 facility. A postclosure plan shall include both of the following:

5 (a) Land use or resource use restrictions as provided in  
6 ~~subsection (3)~~. **SECTION 20121.**

7 (b) Permanent markers to describe restricted areas of the  
8 facility and the nature of any restrictions. A permanent marker is  
9 not required under this subdivision if the only applicable land use  
10 or resource use restrictions relate to 1 or more of the following:

11 (i) A facility at which remedial action satisfies the cleanup  
12 criteria for the nonresidential category under section  
13 20120a(1)(b).

14 (ii) Use of groundwater.

15 (iii) Protection of the integrity of exposure controls that  
16 prevent contact with soil, and those controls are composed solely  
17 of asphalt, concrete, or landscaping materials. This subparagraph  
18 does not apply if the hazardous substances that are addressed by  
19 the barrier exceed a cleanup criterion based on acute toxic  
20 effects, reactivity, corrosivity, ignitability, explosivity, or  
21 flammability.

22 (iv) Construction requirements or limitations for structures  
23 that may be built in the future.

24 ~~— (3) Land use or resource use restrictions that assure the~~  
25 ~~effectiveness and integrity of any containment, exposure barrier,~~  
26 ~~or other land use or resource use restrictions necessary to assure~~  
27 ~~the effectiveness and integrity of the remedy shall be described in~~

1 ~~a restrictive covenant. A restrictive covenant developed to comply~~  
2 ~~with this part shall be in a format made available on the~~  
3 ~~department's website, with modifications to reflect the facts~~  
4 ~~applicable to the facility. The restrictive covenant shall be~~  
5 ~~recorded with the register of deeds for the county in which the~~  
6 ~~property is located within 21 days after the completion of the~~  
7 ~~remedial actions or within 21 days after the completion of~~  
8 ~~construction of the containment or barrier, as appropriate. The~~  
9 ~~restrictive covenant shall only be recorded by the property owner~~  
10 ~~or with the express written permission of the property owner. The~~  
11 ~~restrictions shall run with the land and be binding on the owner's~~  
12 ~~successors, assigns, and lessees. The restrictive covenant shall~~  
13 ~~include a survey and property description that define the areas~~  
14 ~~addressed by the remedial actions and the scope of any land use or~~  
15 ~~resource use restrictions. At a minimum, the restrictive covenant~~  
16 ~~shall do all of the following:~~

17 ~~—— (a) Describe the general uses of the property that are~~  
18 ~~consistent with the cleanup criteria.~~

19 ~~—— (b) Restrict activities at the facility that may interfere~~  
20 ~~with remedial actions, operation and maintenance, monitoring, or~~  
21 ~~other measures necessary to assure the effectiveness and integrity~~  
22 ~~of the remedial actions.~~

23 ~~—— (c) Restrict activities that may result in exposures above~~  
24 ~~levels attained in the remedial actions.~~

25 ~~—— (d) Grant to the department the ability to enforce the~~  
26 ~~restrictive covenant by legal action in a court of appropriate~~  
27 ~~jurisdiction.~~

1 ~~(4) A person shall not record a restrictive covenant~~  
2 ~~indicating approval by the department unless the department has~~  
3 ~~approved the recording of the restrictive covenant.~~

4 (3) ~~(5)~~—A person who implements a postclosure plan shall  
5 provide notice of the land use or resource use restrictions to the  
6 department and to the zoning authority for the local unit of  
7 government in which the facility is located within 30 days after  
8 recording the land use or resource use restrictions with the  
9 register of deeds.

10 ~~(6) The department, with the approval of the state~~  
11 ~~administrative board, may place restrictive covenants related to~~  
12 ~~land use or resource use restrictions on deeds of state-owned~~  
13 ~~property.~~

14 (4) ~~(7)~~—Implementation of remedial actions does not relieve a  
15 person who is liable under section 20126 of that person's  
16 responsibility to report and provide for response activity to  
17 address a subsequent release or threat of release.

18 (5) ~~(8)~~—Implementation by any person of remedial actions  
19 without department approval does not relieve that person of an  
20 obligation to undertake response activities or limit the ability of  
21 the department to take action to require response activities  
22 necessary to comply with this part by a person who is liable under  
23 section 20126.

24 Sec. 20114d. (1) Upon completion of remedial actions that  
25 satisfy the requirements of this part, a person may submit a no  
26 further action report to the department. A person may submit a no  
27 further action report under this subsection for remedial actions

1 addressing contamination for which the person is or is not liable.  
2 Remedial actions included in a no further action report may address  
3 all or a portion of contamination at a facility as follows:

4 (a) The remedial actions may address 1 or more releases at a  
5 facility.

6 (b) The remedial actions may address 1 or more hazardous  
7 substances at a facility.

8 (c) The remedial actions may address contamination in 1 or  
9 more environmental media at a facility.

10 (d) The remedial actions may address contamination within the  
11 entire facility or only a portion of a facility.

12 (e) The remedial actions may address contamination at a  
13 facility through any combination of subdivisions (a) through (d).

14 (2) A no further action report submitted under subsection (1)  
15 shall document the basis for concluding that the remedial actions  
16 have been completed. A no further action report may include a  
17 request that, upon approval, the release or conditions addressed by  
18 the no further action report be designated as a residential  
19 closure. A no further action report shall be submitted with a form  
20 developed by the department. The department shall make this form  
21 available on its website.

22 (3) A no further action report submitted under subsection (1)  
23 shall be submitted with the following, as applicable:

24 (a) If the remedial action at the facility satisfies the  
25 cleanup criteria for unrestricted residential use for the hazardous  
26 substances and portion of the facility addressed in the no further  
27 action report, neither a postclosure plan or a proposed postclosure

1 agreement is required to be submitted.

2 (b) If the remedial action requires only land use or resource  
3 use restrictions and financial assurance is not required or the  
4 financial assurance is de minimis, a postclosure plan is required  
5 but a proposed postclosure agreement is not required to be  
6 submitted.

7 (c) For circumstances other than those described in  
8 subdivision (a) or (b), a postclosure plan and a proposed  
9 postclosure agreement are required to be submitted.

10 (4) A proposed postclosure agreement that is submitted as part  
11 of a no further action report shall include all of the following:

12 (a) Provisions for monitoring, operation and maintenance, and  
13 oversight necessary to assure the effectiveness and integrity of  
14 the remedial action.

15 (b) Financial assurance to pay for monitoring, operation and  
16 maintenance, oversight, and other costs determined by the  
17 department to be necessary to assure the effectiveness and  
18 integrity of the remedial action.

19 (c) A provision requiring notice to the department of the  
20 owner's intent to convey any interest in the facility 14 days prior  
21 to consummating the conveyance. A conveyance of title, an easement,  
22 or other interest in the property shall not be consummated by the  
23 property owner without adequate and complete provision for  
24 compliance with the terms and conditions of the postclosure plan  
25 and the postclosure agreement.

26 (d) A provision granting the department the right to enter the  
27 property at reasonable times for the purpose of determining and

1 monitoring compliance with the postclosure plan and postclosure  
2 agreement, including the right to take samples, inspect the  
3 operation of the remedial action measures, and inspect records.

4 ~~—— (5) A postclosure agreement may modify the terms of a  
5 postclosure plan as follows:~~

6 ~~—— (a) If the exposure to hazardous substances addressed in the  
7 no further action report may be reliably restricted by an  
8 institutional control in lieu of a restrictive covenant, and  
9 imposition of land use or resource use restrictions through  
10 restrictive covenants is impractical, the postclosure agreement may  
11 allow for a remedial action under section 20120a(1)(c) or (d) or  
12 (2) to rely on an institutional control in lieu of a restrictive  
13 covenant in a postclosure plan. Mechanisms that may be considered  
14 under this subsection include, but are not limited to, an ordinance  
15 that restricts the use of groundwater or an aquifer in a manner and  
16 to a degree that protects against unacceptable exposures. An  
17 ordinance that serves as an exposure control pursuant to this  
18 subsection shall be published and maintained in the same manner as  
19 zoning ordinances and shall include a requirement that the local  
20 unit of government notify the department at least 30 days prior to  
21 adopting a modification to the ordinance, or to the lapsing or  
22 revocation of the ordinance.~~

23 ~~(5) (b) A postclosure agreement may waive the requirement for  
24 permanent markers.~~

25 (6) The person submitting a no further action report shall  
26 include a signed affidavit attesting to the fact that the  
27 information upon which the no further action report is based is

1 complete and true to the best of that person's knowledge. The no  
2 further action report shall also include a signed affidavit from an  
3 environmental consultant who meets the professional qualifications  
4 described in section 20114e(2) and who prepared the no further  
5 action report, attesting to the fact that the remedial actions  
6 detailed in the no further action report comply with all applicable  
7 requirements and that the information upon which the no further  
8 action report is based is complete and true to the best of that  
9 person's knowledge. In addition, the environmental consultant shall  
10 attach a certificate of insurance demonstrating that the  
11 environmental consultant has obtained at least all of the following  
12 from a carrier that is authorized to conduct business in this  
13 state:

14 (a) Statutory worker compensation insurance as required in  
15 this state.

16 (b) Professional liability errors and omissions insurance.  
17 This policy may not exclude bodily injury, property damage, or  
18 claims arising out of pollution for environmental work and shall be  
19 issued with a limit of not less than \$1,000,000.00 per claim.

20 (c) Contractor pollution liability insurance with limits of  
21 not less than \$1,000,000.00 per claim, if not included under the  
22 professional liability errors and omissions insurance required  
23 under subdivision (b). The insurance requirement under this  
24 subdivision is not required for environmental consultants who do  
25 not perform contracting functions.

26 (d) Commercial general liability insurance with limits of not  
27 less than \$1,000,000.00 per claim and \$2,000,000.00 aggregate.

1 (e) Automobile liability insurance with limits of not less  
2 than \$1,000,000.00 per claim.

3 (7) A person submitting a no further action report shall  
4 maintain all documents and data prepared, acquired, or relied upon  
5 in connection with the no further action report for not less than  
6 10 years after the later of the date on which the department  
7 approves the no further action report under this section, or the  
8 date on which no further monitoring, operation, or maintenance is  
9 required to be undertaken as part of the remedial action covered by  
10 the report. All documents and data required to be maintained under  
11 this section shall be made available to the department upon  
12 request.

13 (8) Upon receipt of a no further action report submitted under  
14 this subsection, the department shall approve or deny the no  
15 further action report or shall notify the submitter that the report  
16 does not contain sufficient information for the department to make  
17 a decision. If the no further action report requires a postclosure  
18 agreement, the department may negotiate alternative terms than  
19 those included within the proposed postclosure agreement. The  
20 department shall provide its determination within 150 days after  
21 the report was received by the department under this subsection  
22 unless the report requires public participation under section  
23 20120d(2). If the report requires public participation under  
24 section 20120d(2), the department shall respond within 180 days. If  
25 the department's response is that the report does not include  
26 sufficient information, the department shall identify the  
27 information that is required for the department to make a decision.



1 If the report is denied, the department's denial shall, to the  
2 extent practical, state with specificity all of the reasons for  
3 denial. If the no further action report, including any required  
4 postclosure plan and postclosure agreement, is approved, the  
5 department shall provide the person submitting the no further  
6 action report with a no further action letter. The department shall  
7 review and provide a written response within the time frames  
8 required by this subsection for at least 90% of the no further  
9 action reports submitted to the department under this section in  
10 each calendar year.

11 (9) If the department fails to provide a written response  
12 within the time frames required by subsection (8), the no further  
13 action report is considered approved.

14 (10) A person requesting approval of a no further action  
15 report under subsection (8) may appeal the department's decision in  
16 accordance with section 20114e.

17 (11) Any time frame required by this section may be extended  
18 by mutual agreement of the department and a person submitting a no  
19 further action report. An agreement extending a time frame shall be  
20 in writing.

21 (12) Following approval of a no further action report under  
22 this section, the owner or operator of the facility addressed by  
23 the no further action report may submit to the department an  
24 amended no further action report. The amended no further action  
25 report shall include the proposed changes to the original no  
26 further action report and an accompanying rationale for the  
27 proposed change. The process for review and approval of an amended

1 no further action report is the same as the process for no further  
2 action reports.

3       Sec. 20116. (1) A person who has knowledge or information or  
4 is on notice through a recorded instrument that a **PORTION OR THE**  
5 **ENTIRETY OF A** parcel of ~~his or her real~~ **THAT PERSON'S** property is a  
6 facility shall not transfer an interest in that real property  
7 unless he or she provides written notice to the purchaser or other  
8 person to which the property is transferred ~~that the real property~~  
9 ~~is a facility and discloses~~ **DISCLOSING** the **KNOWN** general nature and  
10 extent of the **HAZARDOUS SUBSTANCE** release **AND ANY LAND OR RESOURCE**  
11 **USE RESTRICTIONS THAT ARE KNOWN BY THE PERSON TO APPLY. A**  
12 **RESTRICTIVE COVENANT OR NOTICE THAT CONTAINS THE REQUIRED**  
13 **INFORMATION THAT IS RECORDED IN THE DEED RECORDS FOR THE PROPERTY**  
14 **SATISFIES THIS REQUIREMENT.**

15       (2) The owner of real property for which a notice required in  
16 subsection (1) has been recorded may, upon completion of ~~all~~ **A**  
17 ~~response activities~~ **ACTIVITY UNDER THIS PART** for the facility, ~~as~~  
18 ~~approved by the department,~~ record with the register of deeds for  
19 the appropriate county a certification that ~~all~~ **THE** response  
20 activity ~~required in an approved remedial action plan~~ has been  
21 completed.

22 ~~—— (3) A person shall not transfer an interest in real property~~  
23 ~~unless the person fully discloses any land or resource use~~  
24 ~~restrictions that apply to that real property as a part of remedial~~  
25 ~~action that has been or is being implemented in compliance with~~  
26 ~~section 20120a.~~

27       Sec. 20118. (1) The department may take response activity or

1 approve of response activity proposed by a person that is  
2 consistent with this part and the rules promulgated under this part  
3 relating to the selection and implementation of response activity  
4 that the department concludes is necessary and appropriate to  
5 protect the public health, safety, or welfare, or the environment.

6 (2) Remedial action undertaken under subsection (1) ~~at a~~  
7 ~~minimum~~ **MAY ADDRESS ALL OR A PORTION OF CONTAMINATION AT A FACILITY**  
8 **AS FOLLOWS:**

9 (A) **REMEDIAL ACTION MAY ADDRESS 1 OR MORE RELEASES AT A**  
10 **FACILITY.**

11 (B) **REMEDIAL ACTION MAY ADDRESS 1 OR MORE HAZARDOUS SUBSTANCES**  
12 **AT A FACILITY.**

13 (C) **REMEDIAL ACTION MAY ADDRESS CONTAMINATION IN 1 OR MORE**  
14 **ENVIRONMENTAL MEDIA AT A FACILITY.**

15 (D) **REMEDIAL ACTION MAY ADDRESS CONTAMINATION WITHIN THE**  
16 **ENTIRE FACILITY OR ONLY A PORTION OF A FACILITY.**

17 (E) **REMEDIAL ACTION MAY ADDRESS CONTAMINATION AT A FACILITY**  
18 **THROUGH ANY COMBINATION OF SUBDIVISIONS (A) THROUGH (D).**

19 (3) **REMEDIAL ACTION UNDERTAKEN UNDER SUBSECTION (1)** shall  
20 accomplish all of the following:

21 (a) Assure the protection of the public health, safety, and  
22 welfare, and the environment **WITH RESPECT TO THE ENVIRONMENTAL**  
23 **CONTAMINATION ADDRESSED BY THE REMEDIAL ACTION.**

24 (b) Except as otherwise provided in subsections (4) **AND** (5),  
25 ~~and (6),~~ attain a degree of cleanup and control of ~~hazardous~~  
26 ~~substances~~ **THE ENVIRONMENTAL CONTAMINATION ADDRESSED BY THE**  
27 **REMEDIAL ACTION** that complies with all applicable or relevant and

1 appropriate requirements, rules, criteria, limitations, and  
2 standards of state and federal environmental law.

3 (c) Except as otherwise provided in subsections **(4) AND (5),**  
4 ~~and (6),~~ be consistent with any cleanup criteria incorporated in  
5 rules promulgated under this part **FOR THE ENVIRONMENTAL**  
6 **CONTAMINATION ADDRESSED BY THE REMEDIAL ACTION.**

7 ~~— (3) The cost effectiveness of alternative means of complying~~  
8 ~~with this section shall be considered by the department only in~~  
9 ~~selecting among alternatives that meet all of the criteria of~~  
10 ~~subsection (2).~~

11 ~~— (4) Remedial actions that permanently and significantly reduce~~  
12 ~~the volume, toxicity, or mobility of the hazardous substances are~~  
13 ~~to be preferred.~~

14 **(4)** ~~(5)~~—The department may select or approve of a remedial  
15 action ~~plan~~ meeting the criteria provided for in section 20120a  
16 that does not attain a degree of control or cleanup of hazardous  
17 substances that complies with ~~R 299.5705(5)~~ **R 299.3(5)** or ~~R~~  
18 ~~299.5705(6)~~ **R 299.3(6)** of the Michigan administrative code, or  
19 both, if the department makes a finding that the remedial action is  
20 protective of the public health, safety, and welfare, and the  
21 environment. Notwithstanding any other provision of this  
22 subsection, the department shall not approve of a remedial action  
23 ~~plan~~ that does not attain a degree of control or cleanup of  
24 hazardous substances that complies with ~~R 299.5705(5)~~ **R 299.3(5)** or  
25 ~~R 299.5705(6)~~ **R 299.3(6)** of the Michigan administrative code if the  
26 remedial action ~~plan~~ is being implemented by a person who is liable  
27 under section 20126 and the release was grossly negligent or

1 intentional, unless attaining that degree of control is technically  
2 infeasible, or the adverse environmental impact of implementing a  
3 remedial action to satisfy the rule would exceed the environmental  
4 benefit of that remedial action.

5 (5) ~~(6)~~A remedial action ~~plan~~ may be selected or approved  
6 pursuant to subsection ~~(5)~~~~(4)~~ with regard to ~~R 299.5705(5)~~~~R~~  
7 **299.3(5)** or ~~R 299.5705(6)~~, **R 299.3(6)**, or both, of the Michigan  
8 administrative code, if the department determines, based on the  
9 administrative record, that 1 or more of the following conditions  
10 are satisfied:

11 (a) Compliance with ~~R 299.5705(5)~~~~R 299.3(5)~~ or ~~R 299.5705(6)~~,  
12 **R 299.3(6)**, or both, of the Michigan administrative code is  
13 technically impractical.

14 (b) The remedial action selected or approved will, within a  
15 reasonable period of time, attain a standard of performance that is  
16 equivalent to that required under ~~R 299.5705(5)~~~~R 299.3(5)~~ or ~~R~~  
17 ~~299.5705(6)~~~~R 299.3(6)~~ of the Michigan administrative code.

18 (c) The adverse environmental impact of implementing a  
19 remedial action to satisfy ~~R 299.5705(5)~~~~R 299.3(5)~~ or ~~R~~  
20 ~~299.5705(6)~~, ~~R 299.3(6)~~, or both, of the Michigan administrative  
21 code would exceed the environmental benefit of the remedial action.

22 (d) The remedial action provides for the reduction of  
23 hazardous substance concentrations in the aquifer through a  
24 naturally occurring process that is documented to occur at the  
25 facility and both of the following conditions are met:

26 (i) It has been demonstrated that there will be no adverse  
27 impact on the environment as the result of migration of the

1 hazardous substances during the remedial action, except for that  
2 part of the aquifer ~~specified in and~~ approved by the department in  
3 **CONNECTION WITH** the remedial action. ~~plan.~~

4 (ii) The remedial action includes enforceable land use  
5 restrictions or other institutional controls necessary to prevent  
6 unacceptable risk from exposure to the hazardous substances, as  
7 defined by the cleanup criteria approved as part of the remedial  
8 action. ~~plan.~~

9 ~~—— (7) If the department approves of a remedial action plan  
10 pursuant, in part, to subsections (5) and (6), the administrative  
11 record for the facility shall include a complete explanation of the  
12 basis of the department's decision under subsections (5) and (6).  
13 In addition, the intent of and the basis for the exercise of  
14 authority provided for in subsections (5) and (6) shall be part of  
15 an analysis of the recommended alternatives if 1 is required  
16 pursuant to R 299.5605(1)(a) of the Michigan administrative code.~~

17 ~~—— (8) A remedial action plan approved by the department shall  
18 include an analysis of source control measures already implemented  
19 or proposed, or both. A remedial action plan may incorporate by  
20 reference an analysis of source control measures provided in a  
21 feasibility study.~~

22 ~~—— (9) Any liability a person may have under this part shall be  
23 unaffected by a decision of the department pursuant to subsection  
24 (5), (6), or (7), including liability for natural resources damages  
25 pursuant to section 20126a(1)(c).~~

26 ~~—— (10) An aquifer monitoring plan shall be part of all remedial  
27 action plans that address aquifer contamination. The aquifer~~

1 ~~monitoring plan shall include all of the following:~~

2 ~~—— (a) Information addressed by R 299.5519(2)(a) to (l) of the~~  
3 ~~Michigan administrative code.~~

4 ~~—— (b) Identification of points of compliance for judging the~~  
5 ~~effectiveness of the remedial action.~~

6 ~~—— (c) Identification of points of compliance if standards based~~  
7 ~~on section 20120a(1)(a) are required to be met as part of the~~  
8 ~~remedial action.~~

9 ~~—— (11) The department may determine that a monitoring plan is~~  
10 ~~not required pursuant to subsection (10) if the person conducting~~  
11 ~~the remedial action demonstrates that the horizontal and vertical~~  
12 ~~extent of hazardous substance concentrations in the aquifer above~~  
13 ~~those allowed by the criteria based on section 20120a(1)(a) will~~  
14 ~~not significantly increase in the absence of active removal of~~  
15 ~~those hazardous substances from the aquifer. The department's~~  
16 ~~determination pursuant to this subsection shall be based on the~~  
17 ~~administrative record and include an explanation of the basis for~~  
18 ~~the determination.~~

19 ~~—— (12) The department shall encourage the use of innovative~~  
20 ~~cleanup technologies. Before July 1, 1995, the department shall~~  
21 ~~undertake 3 pilot projects to demonstrate innovative cleanup~~  
22 ~~technologies at facilities where money from the fund is used.~~

23       Sec. 20120a. (1) The department may establish cleanup criteria  
24 and approve of remedial actions in the categories listed in this  
25 subsection. The cleanup category proposed shall be the option of  
26 the person proposing the remedial action, subject to department  
27 approval if required, considering the appropriateness of the

1 categorical criteria to the facility. The categories are as  
2 follows:

3 (a) Residential.

4 (b) Nonresidential. ~~The nonresidential cleanup criteria shall~~  
5 ~~be the former industrial categorical cleanup criteria developed by~~  
6 ~~the department pursuant to this section until new nonresidential~~  
7 ~~cleanup criteria are developed and published by the department~~  
8 ~~pursuant to subsection (17).~~

9 (c) Limited residential.

10 (d) Limited nonresidential.

11 (2) As an alternative to the categorical criteria under  
12 subsection (1), the department may approve a response activity plan  
13 or a no further action report containing site-specific criteria  
14 that satisfy the requirements of section 20120b and other  
15 applicable requirements of this part. The department shall utilize  
16 only reasonable and relevant exposure pathways in determining the  
17 adequacy of a site-specific criterion. Additionally, the department  
18 may approve a remedial action plan for a designated area-wide zone  
19 encompassing more than 1 facility, and may consolidate remedial  
20 actions for more than 1 facility.

21 (3) The department shall develop cleanup criteria pursuant to  
22 subsection (1) based on generic human health risk assessment  
23 assumptions determined by the department to appropriately  
24 characterize patterns of human exposure associated with certain  
25 land uses. The department shall utilize only reasonable and  
26 relevant exposure pathways in determining these assumptions. The  
27 department may prescribe more than 1 generic set of exposure



1 assumptions within each category described in subsection (1). If  
2 the department prescribes more than 1 generic set of exposure  
3 assumptions within a category, each set of exposure assumptions  
4 creates a subcategory within a category described in subsection  
5 (1). The department shall specify facility characteristics that  
6 determine the applicability of criteria derived for these  
7 categories or subcategories.

8 (4) If a hazardous substance poses a carcinogenic risk to  
9 humans, the cleanup criteria derived for cancer risk under this  
10 section shall be the 95% upper bound on the calculated risk of 1  
11 additional cancer above the background cancer rate per 100,000  
12 individuals using the generic set of exposure assumptions  
13 established under subsection (3) for the appropriate category or  
14 subcategory. If the hazardous substance poses a risk of an adverse  
15 health effect other than cancer, cleanup criteria shall be derived  
16 using appropriate human health risk assessment methods for that  
17 adverse health effect and the generic set of exposure assumptions  
18 established under subsection (3) for the appropriate category or  
19 subcategory. A hazard quotient of 1.0 shall be used to derive  
20 noncancer cleanup criteria. For the noncarcinogenic effects of a  
21 hazardous substance present in soils, the intake shall be assumed  
22 to be 100% of the protective level, unless compound and site-  
23 specific data are available to demonstrate that a different source  
24 contribution is appropriate. If a hazardous substance poses a risk  
25 of both cancer and 1 or more adverse health effects other than  
26 cancer, cleanup criteria shall be derived under this section for  
27 the most sensitive effect.

1           (5) If a cleanup criterion derived under subsection (4) for  
2 groundwater in an aquifer differs from either: (a) the state  
3 drinking water standard established pursuant to section 5 of the  
4 safe drinking water act, 1976 PA 399, MCL 325.1005, or (b) the  
5 national secondary drinking water regulations established pursuant  
6 to 42 USC 300g-1, or (c) if there is not national secondary  
7 drinking water regulation for a contaminant, the concentration  
8 determined by the department according to methods approved by the  
9 United States environmental protection agency below which taste,  
10 odor, appearance, or other aesthetic characteristics are not  
11 adversely affected, the cleanup criterion shall be the more  
12 stringent of (a), (b), or (c) unless the department determines that  
13 compliance with this subsection is not necessary because the use of  
14 the aquifer is reliably restricted **OR CONTROLLED** under provisions  
15 of a postclosure plan or a postclosure agreement **OR BY SITE-**  
16 **SPECIFIC CRITERIA APPROVED BY THE DEPARTMENT UNDER SECTION 20120B.**

17           (6) The department shall not approve a remedial action plan or  
18 no further action report in categories set forth in subsection  
19 (1)(b) to (d), unless the person documents that the current zoning  
20 of the property is consistent with the categorical criteria being  
21 proposed, or that the governing zoning authority intends to change  
22 the zoning designation so that the proposed criteria are consistent  
23 with the new zoning designation, or the current property use is a  
24 legal nonconforming use. The department shall not grant final  
25 approval for a remedial action plan or no further action report  
26 that relies on a change in zoning designation until a final  
27 determination of that zoning change has been made by the local unit

1 of government. The department may approve of a remedial action plan  
2 or no further action report that achieves categorical criteria that  
3 are based on greater exposure potential than the criteria  
4 applicable to current zoning. In addition, the remedial action plan  
5 or no further action report shall include documentation that the  
6 current property use is consistent with the current zoning or is a  
7 legal nonconforming use. Abandoned or inactive property shall be  
8 considered on the basis of zoning classifications as described  
9 above.

10 (7) Cleanup criteria from 1 or more categories in subsection  
11 (1) may be applied at a facility, if all relevant requirements are  
12 satisfied for application of a pertinent criterion.

13 (8) The need for soil remediation to protect an aquifer from  
14 hazardous substances in soil shall consider the vulnerability of  
15 the aquifer or aquifers potentially affected if the soil remains at  
16 the facility. Migration of hazardous substances in soil to an  
17 aquifer is a pertinent pathway if appropriate based on  
18 consideration of site specific factors.

19 (9) The department may establish cleanup criteria for a  
20 hazardous substance using a biologically based model developed or  
21 identified as appropriate by the United States environmental  
22 protection agency if the department determines all of the  
23 following:

24 (a) That application of the model results in a criterion that  
25 more accurately reflects the risk posed.

26 (b) That data of sufficient quantity and quality are available  
27 for a specified hazardous substance to allow the scientifically

1 valid application of the model.

2 (c) The United States environmental protection agency has  
3 determined that application of the model is appropriate for the  
4 hazardous substance in question.

5 (10) If the target detection limit or the background  
6 concentration for a hazardous substance is greater than a cleanup  
7 criterion developed for a category pursuant to subsection (1), the  
8 criterion shall be the target detection limit or background  
9 concentration, whichever is larger, for that hazardous substance in  
10 that category.

11 (11) The department may also approve cleanup criteria if  
12 necessary to address conditions that prevent a hazardous substance  
13 from being reliably measured at levels that are consistently  
14 achievable in samples from the facility in order to allow for  
15 comparison with generic cleanup criteria. A person seeking approval  
16 of a criterion under this subsection shall document the basis for  
17 determining that the relevant published target detection limit  
18 cannot be achieved in samples from the facility.

19 (12) In determining the adequacy of a land-use based response  
20 activity to address sites contaminated by polychlorinated  
21 biphenyls, the department shall not require response activity in  
22 addition to that which is subject to and complies with applicable  
23 federal regulations and policies that implement the toxic  
24 substances control act, 15 USC 2601 to 2692.

25 (13) Remedial action to address the release of uncontaminated  
26 mineral oil satisfies cleanup criteria under this part for  
27 groundwater or for soil if all visible traces of mineral oil are

1 removed from groundwater and soil.

2 (14) Approval by the department of remedial action based on  
3 the categorical standard in subsection (1)(a) or (b) shall be  
4 granted only if the pertinent criteria are satisfied in the  
5 affected media. The department shall approve the use of  
6 probabilistic or statistical methods or other scientific methods of  
7 evaluating environmental data when determining compliance with a  
8 pertinent cleanup criterion if the methods are determined by the  
9 department to be reliable, scientifically valid, and best represent  
10 actual site conditions and exposure potential.

11 (15) If a discharge of venting groundwater complies with this  
12 part, a permit for the discharge is not required.

13 ~~————(16) Remedial actions shall meet the cleanup criteria for  
14 unrestricted residential use or shall provide for acceptable land  
15 use or resource use restrictions in a postclosure plan or a  
16 postclosure agreement.~~

17 (16) ~~(17)~~ Remedial actions that rely on categorical cleanup  
18 criteria developed pursuant to subsection (1) shall also consider  
19 other factors necessary to protect the public health, safety, and  
20 welfare, and the environment as specified by the department, if the  
21 department determines based on data and existing information that  
22 such considerations are relevant to a specific facility. These  
23 factors include, but are not limited to, the protection of surface  
24 water quality and consideration of ecological risks if pertinent to  
25 the facility based on the requirements of this part.

26 (17) ~~(18)~~ Not later than December 31, 2013, the department  
27 shall evaluate and revise the cleanup criteria derived under this

1 section. The evaluation and any revisions shall incorporate  
2 knowledge gained through research and studies in the areas of fate  
3 and transport and risk assessment and shall take into account best  
4 practices from other states, reasonable and realistic conditions,  
5 and sound science. Following this revision, the department shall  
6 periodically evaluate whether new information is available  
7 regarding the cleanup criteria and shall make revisions as  
8 appropriate. The department shall prepare and submit to the  
9 legislature a report detailing any revisions made to cleanup  
10 criteria under this section.

11 (18) ~~(19)~~—A person demonstrates compliance with indoor air  
12 inhalation criteria for a hazardous substance at a facility under  
13 this part if all of the following conditions are met:

14 (a) The facility is an establishment covered by the  
15 classifications provided by sector 31-33 - manufacturing, of the  
16 North American industry classification system, United States, 2012,  
17 published by the office of management and budget.

18 (b) The person complies with the Michigan occupational safety  
19 and health act, 1974 PA 154, MCL 408.1001 to 408.1094, and the  
20 rules promulgated under that act applicable to the exposure to the  
21 hazardous substance, including, but not limited to, the  
22 occupational health standards for air contaminants, R 325.51101 to  
23 R 325.51108 of the Michigan administrative code.

24 (c) The hazardous substance is included in the facility's  
25 hazard communication program under section 14a of the Michigan  
26 occupational safety and health act, 1974 PA 154, MCL 408.1014a, and  
27 the hazard communication rules, R 325.77001 to R 325.77003 of the

1 Michigan administrative code, except that unless the hazardous  
2 substance is in use in the facility, the requirement to have a  
3 material safety data sheet in the workplace requires only a generic  
4 material safety data sheet for the hazardous substance and the  
5 labeling requirements do not apply.

6           **(19) THE DEPARTMENT SHALL MAKE AVAILABLE THE ALGORITHMS USED**  
7 **TO CALCULATE ALL RESIDENTIAL AND NONRESIDENTIAL GENERIC CLEANUP**  
8 **CRITERIA, AND TABLES LISTING, BY HAZARDOUS SUBSTANCE, ALL TOXICITY,**  
9 **EXPOSURE, AND OTHER ALGORITHM FACTORS OR VARIABLES USED IN THE**  
10 **DEPARTMENT'S CALCULATIONS.**

11           Sec. 20120b. (1) The department shall approve numeric or  
12 nonnumeric site-specific criteria in a response activity under  
13 section 20120a if such criteria, in comparison to generic criteria,  
14 better reflect best available information concerning the toxicity  
15 or exposure risk posed by the hazardous substance or other factors.

16           (2) Site-specific criteria approved under subsection (1) may,  
17 as appropriate:

18           (a) Use the algorithms for calculating generic criteria  
19 established by rule or propose and use different algorithms.

20           (b) Alter any value, parameter, or assumption used to  
21 calculate generic criteria, **WITH THE EXCEPTION OF THE RISK TARGETS**  
22 **SPECIFIED IN SECTION 20120A(4).**

23           (c) Take into consideration the depth below the ground surface  
24 of contamination, which may reduce the potential for exposure and  
25 serve as an exposure barrier.

26           (d) Be based on information related to the specific facility  
27 or information of general applicability, including peer-reviewed

1 scientific literature.

2 (e) Use probabilistic methods of calculation.

3 (f) Use nonlinear-threshold-based calculations where  
4 scientifically justified.

5 (G) TAKE INTO ACCOUNT A LAND USE OR RESOURCE USE RESTRICTION.

6 (3) IF THERE IS NOT A GENERIC CLEANUP CRITERION FOR A  
7 HAZARDOUS SUBSTANCE IN REGARD TO A RELEVANT EXPOSURE PATHWAY,  
8 RELEASES OF THE HAZARDOUS SUBSTANCE MAY BE ADDRESSED THROUGH ANY OF  
9 THE FOLLOWING MEANS, SINGLY OR IN COMBINATION:

10 (A) ELIMINATE EXPOSURE TO THE HAZARDOUS SUBSTANCE THROUGH  
11 REMOVAL, CONTAINMENT, EXPOSURE BARRIERS, OR LAND USE OR RESOURCE  
12 USE RESTRICTIONS.

13 (B) IF ANOTHER HAZARDOUS SUBSTANCE IS EXPECTED TO HAVE SIMILAR  
14 FATE, MOBILITY, BIOACCUMULATION, AND TOXICITY CHARACTERISTICS,  
15 APPLY THE CLEANUP CRITERIA FOR THAT HAZARDOUS SUBSTANCE AS A  
16 SURROGATE. BEFORE USING A SURROGATE, THE PERSON SHALL NOTIFY THE  
17 DEPARTMENT, PROVIDE A WRITTEN EXPLANATION WHY THE SURROGATE IS  
18 SUITABLE, AND REQUEST APPROVAL. IF THE DEPARTMENT DOES NOT NOTIFY  
19 THE PERSON THAT IT DISAPPROVES THE USE OF THE CHOSEN SURROGATE  
20 WITHIN 90 DAYS AFTER RECEIPT OF THE NOTICE, THE SURROGATE IS  
21 CONSIDERED APPROVED. A HAZARDOUS SUBSTANCE MAY BE USED AS A  
22 SURROGATE FOR A SINGLE HAZARDOUS SUBSTANCE OR FOR A CLASS OR  
23 CATEGORY OF HAZARDOUS SUBSTANCES.

24 (C) FOR VENTING GROUNDWATER, USE A MODELING DEMONSTRATION, AN  
25 ECOLOGICAL DEMONSTRATION, OR A COMBINATION OF BOTH, CONSISTENT WITH  
26 SECTION 20120E(9) AND (10), TO DEMONSTRATE THAT THE HAZARDOUS  
27 SUBSTANCE IS NOT LIKELY TO MIGRATE TO A SURFACE WATER BODY OR HAS



1 NOT OR WILL NOT IMPAIR THE EXISTING OR DESIGNATED USES FOR A  
2 SURFACE WATER BODY.

3 (D) IF TOXICITY INFORMATION IS AVAILABLE FOR THE HAZARDOUS  
4 SUBSTANCE, DEVELOP SITE-SPECIFIC CLEANUP CRITERIA FOR THE HAZARDOUS  
5 SUBSTANCE PURSUANT TO SUBSECTIONS (1) AND (2), OR DEVELOP  
6 SIMPLIFIED SITE-SPECIFIC SCREENING CRITERIA BASED UPON TOXICITY AND  
7 CONCENTRATIONS FOUND ON SITE, AND REQUEST DEPARTMENT APPROVAL. IF  
8 THE DEPARTMENT DOES NOT NOTIFY THE PERSON THAT IT DISAPPROVES THE  
9 SITE-SPECIFIC CRITERIA OR SCREENING CRITERIA WITHIN 90 DAYS AFTER  
10 RECEIPT OF THE REQUEST, THE CRITERIA ARE CONSIDERED APPROVED.

11 (E) ANY OTHER METHOD APPROVED BY THE DEPARTMENT.

12 Sec. 20120d. (1) At a facility where state funds will be spent  
13 to develop or implement a remedial action plan or where the  
14 department determines there is a significant public interest,  
15 within 30 days after the completion of a remedial investigation for  
16 the facility, the department shall provide the county and the  
17 township, city, or village in which the facility is located a  
18 notice of the completion of the remedial investigation, a summary  
19 of the remedial investigation, and notice of an opportunity for  
20 residents of the local unit of government to meet with the  
21 department regarding the remedial investigation and any proposed  
22 feasibility study for the facility. Upon a request for a public  
23 meeting by the governing body of the local unit of government or by  
24 25 citizens of the local unit of government, the department shall,  
25 within 30 days of the request, meet with persons in the local unit  
26 of government. The person or persons requesting the public meeting  
27 shall publicize and provide accommodations for the meeting. The

1 meeting shall be held in the local unit of government in which the  
2 facility is located. The department shall provide copies of the  
3 notices and summary required in this subsection to the governing  
4 body of the local unit of government, to the known persons who are  
5 liable under section 20126, and to the main public library of the  
6 local unit of government in which the facility is located. The  
7 department shall send representatives to the meeting who are  
8 familiar with the facility and who are involved with determining  
9 the appropriate remedial actions to be taken at the facility.  
10 Persons who are liable under section 20126 for the facility may  
11 send representatives to the meeting.

12 (2) Before approval of a proposed remedial action plan, ~~which~~  
13 ~~is to be implemented with money from the fund, or is~~ **RESPONSE**  
14 **ACTIVITY PLAN, OR NO FURTHER ACTION REPORT** based on categorical  
15 criteria provided for in section 20120a(1)(c) or (d) or (2), ~~or if~~  
16 ~~section 20118(5) or (6) applies, or~~ **AND WHERE** the department  
17 determines that there is significant public interest, the  
18 department shall do all of the following:

19 (a) Publish a notice and brief summary of the proposed  
20 remedial action plan, **RESPONSE ACTIVITY PLAN, OR NO FURTHER ACTION**  
21 **REPORT.**

22 (b) Provide for public review and comment pertinent to  
23 documents relating to the proposed remedial action plan, ~~including,~~  
24 ~~if applicable, the feasibility study that outlines alternative~~  
25 ~~remedial action measures considered.~~ **RESPONSE ACTIVITY PLAN, OR NO**  
26 **FURTHER ACTION REPORT.**

27 (c) Provide an opportunity for a public meeting at or near the

1 facility when any of the following occur:

2 (i) The department determines that there is a significant  
3 public interest or that for any other reason a public meeting is  
4 appropriate.

5 (ii) A city, township, or village in which the facility is  
6 located, by a majority vote of its governing body, requests a  
7 public meeting.

8 (iii) A local health department with jurisdiction in the area in  
9 which the facility is located requests a public meeting.

10 (d) Provide a document that summarizes the major issues raised  
11 by the public and how they are to be addressed by the final  
12 approved remedial action plan, **RESPONSE ACTIVITY PLAN, OR NO**  
13 **FURTHER ACTION REPORT.**

14 (3) For purposes of this section, publication shall include,  
15 at a minimum, publication in a local newspaper or newspaper of  
16 general circulation in this state. In addition, the administrative  
17 record shall be made available by the department for inspection by  
18 members of the public at or near the facility and in Lansing.

19 (4) The department shall prepare a summary document that  
20 explains the reasons for the selection or approval of a remedial  
21 action plan, ~~under subsection (2).~~ **RESPONSE ACTIVITY PLAN, OR NO**  
22 **FURTHER ACTION REPORT.** In addition, the department shall compile an  
23 administrative record of the decision process that results in the  
24 selection of a remedial action plan. The administrative record  
25 shall contain all of the following:

26 (a) Remedial investigation data regarding the facility.

27 (b) If applicable, a feasibility study and ~~potential~~ remedial

1 actions **PLANNED OR COMPLETED.**

2 (c) If applicable, a summary document that explains the  
3 reasons why a remedial investigation or feasibility study was not  
4 conducted.

5 (d) Applicable comments and information received from the  
6 public, if any.

7 (e) If applicable, a document that summarizes the significant  
8 concerns raised by the members of the public and how they are to be  
9 addressed.

10 (f) Other information appropriate to the facility.

11 (5) If comments or information are submitted for inclusion in  
12 the administrative record that are not included in the  
13 administrative record, a brief explanation of why the information  
14 was not considered relevant shall be sent to the party by the  
15 department and included in the record.

16 **SEC. 20121. (1) A PERSON MAY IMPOSE LAND OR RESOURCE USE**  
17 **RESTRICTIONS TO REDUCE OR RESTRICT EXPOSURE TO HAZARDOUS**  
18 **SUBSTANCES, TO ELIMINATE A POTENTIAL EXPOSURE PATHWAY, TO ASSURE**  
19 **THE EFFECTIVENESS AND INTEGRITY OF CONTAINMENT OR EXPOSURE**  
20 **BARRIERS, TO PROVIDE FOR ACCESS, OR TO OTHERWISE ASSURE THE**  
21 **EFFECTIVENESS AND INTEGRITY OF RESPONSE ACTIVITIES UNDERTAKEN AT A**  
22 **PROPERTY.**

23 (2) A RESTRICTIVE COVENANT USED TO IMPOSE LAND OR RESOURCE USE  
24 RESTRICTIONS UNDER SUBSECTION (1) SHALL, AT A MINIMUM, INCLUDE ALL  
25 OF THE FOLLOWING:

26 (A) A DESCRIPTION OF THE PROPERTY THAT IS SUBJECT TO THE  
27 RESTRICTIONS THAT IS SUFFICIENT TO IDENTIFY THE PROPERTY AND IS

1 SUFFICIENT TO RECORD THE DOCUMENT WITH THE REGISTER OF DEEDS FOR  
2 THE COUNTY WHERE THE PROPERTY IS LOCATED.

3 (B) A BRIEF NARRATIVE DESCRIPTION OF RESPONSE ACTIVITIES AND  
4 ENVIRONMENTAL CONTAMINATION AT THE PROPERTY OR IDENTIFY A PUBLICLY  
5 ACCESSIBLE INFORMATION REPOSITORY WHERE THAT INFORMATION MAY BE  
6 OBTAINED, SUCH AS A PUBLIC LIBRARY.

7 (C) A DESCRIPTION OF THE ACTIVITY AND USE LIMITATIONS IMPOSED  
8 ON THE PROPERTY. THE DESCRIPTION SHOULD BE DRAFTED, TO THE EXTENT  
9 PRACTICABLE, USING PLAIN, EVERYDAY LANGUAGE IN AN EFFORT TO MAKE  
10 THE ACTIVITY AND USE LIMITATIONS UNDERSTANDABLE TO THE READER  
11 WITHOUT HAVING TO REFERENCE STATUTORY OR REGULATORY TEXT OR  
12 DEPARTMENT GUIDANCE.

13 (D) A GRANT TO THE DEPARTMENT OF THE ABILITY TO ENFORCE THE  
14 RESTRICTIVE COVENANT BY LEGAL ACTION IN A COURT OF APPROPRIATE  
15 JURISDICTION.

16 (E) A SIGNATURE OF THE PROPERTY OWNER OR SOMEONE WITH THE  
17 EXPRESS WRITTEN CONSENT OF THE PROPERTY OWNER UNLESS THE  
18 RESTRICTIVE COVENANT HAS BEEN ORDERED BY A COURT OF COMPETENT  
19 JURISDICTION. FOR CONDOMINIUM COMMON ELEMENTS AND SIMILAR COMMONLY  
20 OWNED PROPERTY, THE RESTRICTIVE COVENANT MAY BE SIGNED BY AN  
21 AUTHORIZED PERSON.

22 (3) IN ADDITION TO THE REQUIREMENTS OF SUBSECTION (2), A  
23 RESTRICTIVE COVENANT MAY CONTAIN OTHER INFORMATION, RESTRICTIONS,  
24 REQUIREMENTS, AND RIGHTS AGREED TO BY THE PERSONS SIGNING IT,  
25 INCLUDING, BUT NOT LIMITED TO, 1 OR MORE OF THE FOLLOWING:

26 (A) A PROVISION REQUIRING NOTICE TO THE DEPARTMENT OR OTHER  
27 PERSONS UPON TRANSFER OR BEFORE CONSTRUCTION OR CHANGES IN USE THAT

1 COULD AFFECT ENVIRONMENTAL CONTAMINATION OR INCREASE EXPOSURE AT  
2 THE PROPERTY.

3 (B) A PROVISION GRANTING RIGHTS OF ACCESS TO THE DEPARTMENT OR  
4 OTHER PERSONS. THESE RIGHTS MAY INCLUDE, BUT ARE NOT LIMITED TO,  
5 THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MONITORING  
6 COMPLIANCE WITH THE RESTRICTIVE COVENANT, THE RIGHT TO TAKE  
7 SAMPLES, AND THE RIGHT TO IMPLEMENT RESPONSE ACTIVITIES.

8 (C) A PROVISION SUBORDINATING A PROPERTY INTEREST THAT HAS  
9 PRIORITY, IF AGREED TO BY THE PERSON THAT OWNS THE SUPERIOR  
10 INTEREST.

11 (D) A PROVISION GRANTING THE RIGHT TO ENFORCE THE RESTRICTIVE  
12 COVENANT TO PERSONS IN ADDITION TO THE DEPARTMENT, INCLUDING, BUT  
13 NOT LIMITED TO, THE LOCAL UNIT OF GOVERNMENT IN WHICH THE PROPERTY  
14 IS LOCATED OR THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY.

15 (E) A PROVISION OBLIGATING THE OWNER OF THE LAND SUBJECT TO  
16 THE RESTRICTIVE COVENANT TO INSPECT OR MAINTAIN EXPOSURE BARRIERS,  
17 PERMANENT MARKERS, FENCES, OR OTHER ASPECTS OF THE RESPONSE ACTION  
18 OR REMEDY.

19 (F) A PROVISION LIMITING THE RESTRICTIVE COVENANT TO A  
20 SPECIFIC DURATION, OR TERMINATING THE RESTRICTIVE COVENANT UPON THE  
21 OCCURRENCE OF A SPECIFIC EVENT OR CONDITION, SUCH AS THE COMPLETION  
22 OF ADDITIONAL RESPONSE ACTIVITIES THAT ARE APPROVED BY THE  
23 DEPARTMENT.

24 (G) A PROVISION PROVIDING NOTICE OF HAZARDOUS SUBSTANCES THAT  
25 EXCEED AESTHETIC-BASED CLEANUP CRITERIA.

26 (4) A RESTRICTIVE COVENANT USED TO IMPOSE LAND OR RESOURCE USE  
27 RESTRICTIONS UNDER THIS SECTION SHALL BE RECORDED WITH THE REGISTER

1 OF DEEDS FOR THE COUNTY WHERE THE PROPERTY IS LOCATED.

2 (5) A RESTRICTIVE COVENANT UNDER THIS SECTION THAT IS RECORDED  
3 UNDER SUBSECTION (4) DOES BOTH OF THE FOLLOWING:

4 (A) RUNS WITH THE LAND.

5 (B) IS PERPETUAL UNLESS, BY ITS TERMS, IT IS LIMITED TO A  
6 SPECIFIC DURATION OR IS TERMINATED BY THE OCCURRENCE OF A SPECIFIC  
7 EVENT.

8 (6) UPON RECORDING, A COPY OF THE RESTRICTIVE COVENANT SHALL  
9 BE PROVIDED TO THE DEPARTMENT TOGETHER WITH A NOTICE THAT INCLUDES  
10 THE STREET ADDRESS OR PARCEL NUMBER FOR THE PROPERTY OR PROPERTIES  
11 SUBJECT TO THE COVENANT. IF A PROPERTY THAT IS SUBJECT TO A  
12 RESTRICTIVE COVENANT CONSTITUTES A PORTION OF A PARCEL, THE PERSON  
13 PROVIDING THE RESTRICTIVE COVENANT TO THE DEPARTMENT SHALL ALSO  
14 INCLUDE A LEGAL SURVEY OF THAT PORTION OR A SKETCH THAT CLEARLY AND  
15 ACCURATELY DEPICTS THAT PORTION. A RESTRICTIVE COVENANT THAT MEETS  
16 THE REQUIREMENTS OF THIS SECTION NEED NOT BE APPROVED BY THE  
17 DEPARTMENT EXCEPT AS EXPRESSLY REQUIRED ELSEWHERE IN THIS PART.

18 (7) THE FOLLOWING INSTRUMENTS MAY IMPOSE THE LAND OR RESOURCE  
19 USE RESTRICTIONS DESCRIBED IN SUBSECTION (1) IF THEY MEET THE  
20 REQUIREMENTS OF A RESTRICTIVE COVENANT UNDER THIS SECTION:

21 (A) A CONSERVATION EASEMENT.

22 (B) A COURT ORDER OR JUDICIALLY APPROVED SETTLEMENT INVOLVING  
23 THE PROPERTY.

24 (8) AN INSTITUTIONAL CONTROL MAY BE USED TO IMPOSE THE LAND OR  
25 RESOURCE USE RESTRICTIONS DESCRIBED IN SUBSECTION (1) INSTEAD OF OR  
26 IN ADDITION TO A RESTRICTIVE COVENANT. INSTITUTIONAL CONTROLS THAT  
27 MAY BE CONSIDERED INCLUDE, BUT ARE NOT LIMITED TO, LOCAL ORDINANCES

1 OR STATE LAWS AND REGULATIONS THAT LIMIT OR PROHIBIT THE USE OF  
2 CONTAMINATED GROUNDWATER, PROHIBIT THE RAISING OF LIVESTOCK,  
3 PROHIBIT DEVELOPMENT IN CERTAIN LOCATIONS, OR RESTRICT PROPERTY TO  
4 CERTAIN USES, SUCH AS A ZONING ORDINANCE. A LOCAL ORDINANCE THAT  
5 SERVES AS AN INSTITUTIONAL CONTROL UNDER THIS SECTION SHALL BE  
6 PUBLISHED AND MAINTAINED IN THE SAME MANNER AS A ZONING ORDINANCE  
7 AND SHALL INCLUDE A REQUIREMENT THAT THE LOCAL UNIT OF GOVERNMENT  
8 NOTIFY THE DEPARTMENT AT LEAST 30 DAYS PRIOR TO ADOPTING A  
9 MODIFICATION TO THE ORDINANCE OR PRIOR TO THE LAPSING OR REVOCATION  
10 OF THE ORDINANCE.

11 (9) ALTERNATIVE INSTRUMENTS AND MEANS MAY BE USED, WITH  
12 DEPARTMENT APPROVAL, TO IMPOSE THE LAND OR RESOURCE USE  
13 RESTRICTIONS DESCRIBED IN SUBSECTION (1), INCLUDING, BUT NOT  
14 LIMITED TO, LICENSES AND LICENSE AGREEMENTS, CONTRACTS WITH LOCAL,  
15 STATE, OR FEDERAL UNITS OF GOVERNMENT, HEALTH CODES OR REGULATIONS,  
16 OR GOVERNMENT PERMITTING REQUIREMENTS.

17 (10) THE DEPARTMENT, WITH THE APPROVAL OF THE STATE  
18 ADMINISTRATIVE BOARD, MAY PLACE RESTRICTIVE COVENANTS DESCRIBED IN  
19 THIS SECTION ON DEEDS OF STATE-OWNED PROPERTY.

20 (11) A RESTRICTIVE COVENANT RECORDED PURSUANT TO THIS PART,  
21 WHETHER RECORDED BEFORE OR AFTER THE EFFECTIVE DATE OF THE  
22 AMENDATORY ACT THAT ADDED THIS SECTION, IS VALID AND ENFORCEABLE  
23 EVEN IF 1 OR MORE OF THE FOLLOWING SITUATIONS EXIST:

24 (A) IT IS NOT APPURTENANT TO AN INTEREST IN REAL PROPERTY.

25 (B) THE RIGHT TO ENFORCE IT CAN BE OR HAS BEEN ASSIGNED.

26 (C) IT IS NOT OF A CHARACTER THAT HAS BEEN RECOGNIZED  
27 TRADITIONALLY AT COMMON LAW.



1 (D) IT IMPOSES A NEGATIVE BURDEN.

2 (E) IT IMPOSES AN AFFIRMATIVE OBLIGATION ON A PERSON HAVING AN  
3 INTEREST IN THE REAL PROPERTY.

4 (F) THE BENEFIT OR BURDEN DOES NOT TOUCH OR CONCERN REAL  
5 PROPERTY.

6 (G) THERE IS NO PRIVITY OF ESTATE OR CONTRACT.

7 (H) THE OWNER OF THE LAND SUBJECT TO THE RESTRICTIVE COVENANT  
8 AND THE PERSON BENEFITED OR BURDENED ARE THE SAME PERSON.

9 (12) RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS THAT IMPOSE  
10 LAND OR RESOURCE USE RESTRICTIONS THAT WERE RECORDED BEFORE THE  
11 EFFECTIVE DATE OF THE AMENDATORY ACT THAT ADDED THIS SECTION ARE  
12 NOT INVALIDATED OR MADE UNENFORCEABLE BY THIS SECTION. EXCEPT AS  
13 PROVIDED IN SUBSECTION (11), THIS SECTION ONLY APPLIES TO A  
14 RESTRICTIVE COVENANT OR OTHER INSTRUMENT RECORDED AFTER THE  
15 EFFECTIVE DATE OF THE AMENDATORY ACT THAT ADDED THIS SECTION. THIS  
16 SECTION DOES NOT INVALIDATE OR RENDER UNENFORCEABLE ANY INSTRUMENT  
17 OR INTEREST THAT IS OTHERWISE ENFORCEABLE UNDER THE LAW OF THIS  
18 STATE.

19 Sec. 20126. (1) Notwithstanding any other provision or rule of  
20 law and except as provided in subsections (2), (3), (4), and (5)  
21 and section 20128, the following persons are liable under this  
22 part:

23 (a) The owner or operator of a facility if the owner or  
24 operator is responsible for an activity causing a release or threat  
25 of release.

26 (b) The owner or operator of a facility at the time of  
27 disposal of a hazardous substance if the owner or operator is

1 responsible for an activity causing a release or threat of release.

2 (c) An owner or operator of a facility who becomes an owner or  
3 operator on or after June 5, 1995, unless the owner or operator  
4 complies with ~~both~~ **EITHER** of the following:

5 (i) A baseline environmental assessment is conducted prior to  
6 or within 45 days after the earlier of the date of purchase,  
7 occupancy, or foreclosure, **AND THE OWNER OR OPERATOR PROVIDES THE**  
8 **BASELINE ENVIRONMENTAL ASSESSMENT TO THE DEPARTMENT AND SUBSEQUENT**  
9 **PURCHASER OR TRANSFEREE WITHIN 6 MONTHS AFTER THE EARLIER OF THE**  
10 **DATE OF PURCHASE, OCCUPANCY, OR FORECLOSURE.** For purposes of this  
11 section, assessing property to conduct a baseline environmental  
12 assessment does not constitute occupancy.

13 (ii) The owner or operator ~~provides a baseline environmental~~  
14 ~~assessment to the department and subsequent purchaser or transferee~~  
15 ~~within 6 months after the earlier of the date of purchase,~~  
16 ~~occupancy, or foreclosure.~~ **REQUESTS AND RECEIVES FROM THE DEPARTMENT**  
17 **A DETERMINATION THAT ITS FAILURE TO COMPLY WITH THE TIME FRAMES IN**  
18 **SUBPARAGRAPH (i) WHEN CONDUCTING AND SUBMITTING A BASELINE**  
19 **ENVIRONMENTAL ASSESSMENT WAS INCONSEQUENTIAL.**

20 (d) A person who by contract, agreement, or otherwise arranged  
21 for disposal or treatment, or arranged with a transporter for  
22 transport for disposal or treatment, of a hazardous substance owned  
23 or possessed by the person, by any other person, at a facility  
24 owned or operated by another person and containing the hazardous  
25 substance. This subdivision does not include any of the following:

26 (i) A person who, on or after June 5, 1995, arranges for the  
27 sale or transport of a secondary material for use in producing a

1 new product. As used in this subparagraph, secondary material means  
2 scrap metal, paper, plastic, glass, textiles, or rubber, which has  
3 demonstrated reuse or recycling potential and has been separated or  
4 removed from the solid waste stream for reuse or recycling, whether  
5 or not subsequent separation and processing is required, if  
6 substantial amounts of the material are consistently used in the  
7 manufacture of products which may otherwise be produced from a raw  
8 or virgin material.

9 (ii) A person who, prior to June 5, 1995, arranges for the sale  
10 or transport of a secondary material for use in producing a new  
11 product unless the state has incurred response activity costs  
12 associated with these secondary materials prior to December 17,  
13 1999. As used in this subparagraph, secondary material means scrap  
14 metal, paper, plastic, glass, textiles, or rubber, which has  
15 demonstrated reuse or recycling potential and has been separated or  
16 removed from the solid waste stream for reuse or recycling, whether  
17 or not subsequent separation and processing is required, if  
18 substantial amounts of the material are consistently used in the  
19 manufacture of products which may otherwise be produced from a raw  
20 or virgin material.

21 (iii) A person who arranges the lawful transport or disposal of  
22 any product or container commonly used in a residential household,  
23 which is in a quantity commonly used in a residential household,  
24 and which was used in the person's residential household.

25 (e) A person who accepts or accepted any hazardous substance  
26 for transport to a facility selected by that person.

27 (f) The estate or trust of a person described in subdivisions

1 (a) to (e).

2 (2) Subject to section 20107a, an owner or operator who  
3 complies with subsection (1)(c) is not liable for contamination  
4 existing at the facility at the earlier of the date of purchase,  
5 occupancy, or foreclosure, unless the person is responsible for an  
6 activity causing the contamination existing at the facility.  
7 Subsection (1)(c) does not alter a person's liability with regard  
8 to a subsequent release or threat of release at a facility if the  
9 person is responsible for an activity causing the subsequent  
10 release or threat of release.

11 (3) Notwithstanding subsection (1), the following persons are  
12 not liable under this part with respect to contamination at a  
13 facility resulting from a release or threat of release unless the  
14 person is responsible for an activity causing that release or  
15 threat of release:

16 (a) The state or a local unit of government that acquired  
17 ownership or control of a facility involuntarily through  
18 bankruptcy, tax delinquency, abandonment, a transfer from a lender  
19 pursuant to subsection (5), or other circumstances in which the  
20 government involuntarily acquires title or control by virtue of its  
21 governmental function or as provided in this part, a local unit of  
22 government to which ownership or control of a facility is  
23 transferred by the state or by another local unit of government  
24 that is not liable under subsection (1), or the state or a local  
25 unit of government that acquired ownership or control of a facility  
26 by seizure, receivership, or forfeiture pursuant to the operation  
27 of law or by court order.

1 (b) A state or local unit of government that holds or acquires  
2 an easement interest in a facility, holds or acquires an interest  
3 in a facility by dedication in a plat, or by dedication pursuant to  
4 1909 PA 283, MCL 220.1 to 239.6, or otherwise holds or acquires an  
5 interest in a facility for a transportation or utility corridor,  
6 including sewers, pipes, and pipelines, or public right of way.

7 (c) A person who holds an easement interest in a facility or  
8 holds a utility franchise to provide service, for the purpose of  
9 conveying or providing goods or services, including, but not  
10 limited to, utilities, sewers, roads, railways, and pipelines; or a  
11 person that acquires access through an easement.

12 (d) A person who owns severed subsurface mineral rights or  
13 severed subsurface formations or who leases subsurface mineral  
14 rights or formations.

15 (e) The state or a local unit of government that leases  
16 property to a person if the state or the local unit of government  
17 is not liable under this part for environmental contamination at  
18 the property.

19 (f) A person who owns or occupies residential real property if  
20 hazardous substance use at the property is consistent with  
21 residential use.

22 (g) A person who acquires a facility as a result of the death  
23 of the prior owner or operator of the facility, whether by  
24 inheritance, devise, or transfer from an inter vivos or  
25 testamentary trust.

26 (h) A person who did not know and had no reason to know that  
27 the property was a facility. To establish that the person did not

1 know and did not have a reason to know that the property was a  
2 facility, the person shall have undertaken at the time of  
3 acquisition all appropriate inquiry into the previous ownership and  
4 uses of the property consistent with good commercial or customary  
5 practice. A determination of liability under this section shall  
6 take into account any specialized knowledge or experience on the  
7 part of the person, the relationship of the purchase price to the  
8 value of the property if uncontaminated by a hazardous substance,  
9 commonly known or reasonable ascertainable information about the  
10 property, the obviousness of the presence or likely presence of a  
11 release or threat of release at the property, and the ability to  
12 detect a release or threat of release by appropriate inspection.

13 (i) A utility performing normal construction, maintenance, and  
14 repair activities in the normal course of its utility service  
15 business. This subsection does not apply to property owned by the  
16 utility.

17 (j) A lessee who uses the leased property for a retail,  
18 office, or commercial purpose regardless of the level of the  
19 lessee's hazardous substance use.

20 (k) A person who holds a license, easement, or lease, or who  
21 otherwise occupies or operates property, for the purpose of siting,  
22 constructing, operating, or removing a wind energy conversion  
23 system or any component of a wind energy conversion system. As used  
24 in this subdivision, "wind energy conversion system" means that  
25 term as defined in section 13 of the clean, renewable, and  
26 efficient energy act, 2008 PA 295, MCL 460.1013.

27 (l) A person who owns or occupies a residential condominium

1 unit for both of the following:

2 (i) Contamination of the unit if hazardous substance use within  
3 the unit is consistent with residential use.

4 (ii) Contamination of any general common element, limited  
5 common element, or common area in which the person has an ownership  
6 interest or right of occupation by reason of owning or occupying  
7 the residential condominium unit.

8 (4) Notwithstanding subsection (1), the following persons are  
9 not liable under this part:

10 (a) The owner or operator of a ~~hazardous waste treatment,~~  
11 ~~storage, or disposal facility regulated pursuant to part 111~~  
12 **PROPERTY AT OR** from which there is a release or threat of release  
13 ~~solely from the treatment, storage, or disposal facility, or a~~  
14 ~~waste management unit at the facility~~ and the release or threat of  
15 release is subject to corrective action under part 111 **OR IS BEING**  
16 **ADDRESSED AS PART OF A CORRECTIVE ACTION UNDER PART 111. A**  
17 **CORRECTIVE ACTION UNDER PART 111 MAY BE IMPLEMENTED USING PROCESSES**  
18 **AND CLEANUP CRITERIA, AS APPROPRIATE, UNDER THIS PART. HOWEVER, A**  
19 **RELEASE OR THREAT OF RELEASE THAT IS SUBJECT TO OR THAT HAS BEEN OR**  
20 **IS BEING ADDRESSED THROUGH PART 111 CORRECTIVE ACTION SHALL NOT**  
21 **ALSO BE SUBJECT TO REMEDIATION AND DEPARTMENT OVERSIGHT UNDER THIS**  
22 **PART.**

23 (b) A lender that engages in or conducts a lawful marshalling  
24 or liquidation of personal property if the lender does not cause or  
25 contribute to the environmental contamination. This includes  
26 holding a sale of personal property on a portion of the facility.

27 (c) The owner or operator of property onto which contamination

1 has migrated unless that person is responsible for an activity  
2 causing the release that is the source of the contamination.

3 (d) A person who owns or operates a facility in which the  
4 release or threat of release was caused solely by 1 or more of the  
5 following:

6 (i) An act of God.

7 (ii) An act of war.

8 (iii) An act or omission of a third party other than an employee  
9 or agent of the person or a person in a contractual relationship  
10 existing either directly or indirectly with a person who is liable  
11 under this section.

12 (e) Any person for environmental contamination addressed in a  
13 no further action report that is approved by the department or is  
14 considered approved under section 20114d. Notwithstanding this  
15 subdivision, a person may be liable under this part for the  
16 following:

17 (i) A subsequent release not addressed in the no further action  
18 report if the person is otherwise liable under this part for that  
19 release.

20 (ii) Environmental contamination that is not addressed in the  
21 no further action report and for which the person is otherwise  
22 liable under this part.

23 (iii) If the no further action report relies on land use or  
24 resource use restrictions, an owner or operator who desires to  
25 change those restrictions is responsible for any response  
26 activities necessary to comply with this part for any land use or  
27 resource use other than the land use or resource use that was the



1 basis for the no further action report.

2 (iv) If the no further action report relies on monitoring  
3 necessary to assure the effectiveness and integrity of the remedial  
4 action, an owner or operator who is otherwise liable for  
5 environmental contamination addressed in a no further action report  
6 is liable under this part for additional response activities  
7 necessary to address any potential exposure to the environmental  
8 contamination demonstrated by the monitoring in excess of the  
9 levels relied on in the no further action report.

10 (v) If the remedial actions that were the basis for the no  
11 further action report fail to meet performance objectives that are  
12 identified in the no further action report, an owner or operator  
13 who is otherwise liable for environmental contamination addressed  
14 in the no further action report is liable under this part for  
15 response activities necessary to satisfy the performance objectives  
16 or otherwise comply with this part.

17 (5) Notwithstanding any other provision of this part, the  
18 state or a local unit of government or a lender who has not  
19 participated in the management of the facility is not liable under  
20 this part for costs or damages as a result of response activity  
21 taken in response to a release or threat of release. For a lender,  
22 this subsection applies only to response activity undertaken prior  
23 to foreclosure. This subsection does not preclude liability for  
24 costs or damages as a result of gross negligence, including  
25 reckless, willful, or wanton misconduct, or intentional misconduct  
26 by the state or local unit of government.

27 (6) In establishing liability under this section, the

1 department bears the burden of proof.

2 (7) Notwithstanding subsection (1)(c), if the owner or  
3 operator of the facility became the owner or operator of the  
4 facility on or after June 5, 1995 and prior to March 6, 1996, and  
5 the facility contains an underground storage tank system as defined  
6 in part 213, that owner or operator is liable under this part only  
7 if the owner or operator is responsible for an activity causing a  
8 release or threat of release.

9 (8) An owner or operator who was in compliance with subsection  
10 (1)(c) prior to December 14, 2010 is considered to be in compliance  
11 with subsection (1)(c).