

# HOUSE BILL No. 4503

April 25, 2017, Introduced by Rep. Sheppard and referred to the Committee on Tourism and Outdoor Recreation.

A bill to amend 2006 PA 110, entitled  
"Michigan zoning enabling act,"  
(MCL 125.3101 to 125.3702) by adding section 206b.

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

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

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

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

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

10           **(2) THIS SECTION DOES NOT PROHIBIT REGULATION APPLIED ON A**  
11 **CONSISTENT BASIS TO RENTAL AND OWNER-OCCUPIED RESIDENCES FOR NOISE,**

1 ADVERTISING, TRAFFIC, OR OTHER CONDITIONS.

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

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