

Legislative Analysis



REZONING CONTRACTS WITH DEVELOPERS

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House Bill 6164

Sponsor: Rep. Chris Ward

House Bill 6166

Sponsor: Rep. Ruth Johnson

House Bill 6206

Sponsor: Rep. Philip LaJoy

Committee: Land Use and Environment

Complete to 9-21-04

A SUMMARY OF HOUSE BILLS 6164, 6166, AND 6206 AS INTRODUCED 9-9-04

Each of these bills would amend a different zoning act to give local units of government the authority to enter into contracts with private developers in order to specify certain land uses as conditions to rezoning.

Under the bills, owners of land could voluntarily agree to, and the local unit of government could then approve, certain use and development of the land as a condition to a rezoning of the land, or an amendment to a zoning map. In approving such conditions, the local unit of government could establish a time period during which the conditions applied to the land, and if the conditions were not satisfied within that time, then the land would revert to its former zoning classification. Under the bills, the local units of government could not add to or alter the conditions during the time period specified; however, the time period could be extended if the landowner applied for an extension and local officials approved it. Finally, the bills specify that a landowner's rights (under this legislation, the ordinances of the local unit of government, or any other state laws) would not be limited or affected by the landowner's decision not to agree to a conditional rezoning or amendment.

House Bill 6164 would amend the City and Village Zoning Act (MCL 125.584g), House Bill 6166 would amend the County Zoning Act (MCL 125.216i), and House Bill 6206 would amend the Township Zoning Act (MCL 125.286i).

FISCAL IMPACT:

The bills would have no significant impact on state revenues.

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