

HOUSE BILL No. 4710

May 3, 2007, Introduced by Reps. Pavlov, Acciavatti, Hildenbrand, Huizenga and Garfield
and referred to the Committee on New Economy and Quality of Life.

A bill to amend 1992 PA 147, entitled
"Neighborhood enterprise zone act,"
by amending section 2 (MCL 207.772), as amended by 2006 PA 661.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 2. As used in this act:

2 (a) "Commission" means the state tax commission created by
3 1927 PA 360, MCL 209.101 to 209.107.

4 (b) "Condominium unit" means that portion of a structure
5 intended for separate ownership, intended for residential use, and
6 established pursuant to the condominium act, 1978 PA 59, MCL
7 559.101 to 559.276. Condominium units within a qualified historic
8 building may be held under common ownership.

9 (c) "Developer" means a person who is the owner of a new

1 facility at the time of construction or of a rehabilitated facility
 2 at the time of rehabilitation for which a neighborhood enterprise
 3 zone certificate is applied for or issued.

4 (d) "Facility" means a homestead facility, a new facility, or
 5 a rehabilitated facility.

6 (e) "Homestead facility" means an existing structure,
 7 purchased by or transferred to an owner after December 31, 1996,
 8 that has as its primary purpose residential housing consisting of 1
 9 or 2 units, 1 of which is occupied by an owner as his or her
 10 principal residence and that is located within a subdivision
 11 platted pursuant to state law before January 1, 1968.

12 (f) "Local governmental unit" means ~~a~~**1 OR MORE OF THE**
 13 **FOLLOWING:**

14 (i) A qualified local governmental unit as that term is defined
 15 under section 2 of the obsolete property rehabilitation act, 2000
 16 PA 146, MCL 125.2782. ~~or a~~

17 (ii) A county seat.

18 (iii) **A TOWNSHIP THAT ADJOINS A CITY WITH A POPULATION OF MORE**
 19 **THAN 30,000 AND LESS THAN 36,000 THAT CONTAINS AN INTERNATIONAL**
 20 **BORDER CROSSING.**

21 (g) "New facility" means a new structure or a portion of a new
 22 structure that has as its primary purpose residential housing
 23 consisting of 1 or 2 units, 1 of which is or will be occupied by an
 24 owner as his or her principal residence. New facility includes a
 25 model home or a model condominium unit. New facility includes a new
 26 individual condominium unit, in a structure with 1 or more
 27 condominium units, that has as its primary purpose residential

1 housing and that is or will be occupied by an owner as his or her
2 principal residence. New facility does not include apartments.

3 (h) "Neighborhood enterprise zone certificate" or
4 "certificate" means a certificate issued pursuant to sections 4, 5,
5 and 6.

6 (i) "Owner" means the record title holder of, or the vendee of
7 the original land contract pertaining to, a new facility, a
8 homestead facility, or a rehabilitated facility for which a
9 neighborhood enterprise zone certificate is applied for or issued.

10 (j) "Qualified historic building" means a property within a
11 neighborhood enterprise zone that has been designated a historic
12 resource as defined under section 266 of the income tax act of
13 1967, 1967 PA 281, MCL 206.266.

14 (k) "Rehabilitated facility" means an existing structure or a
15 portion of an existing structure with a current true cash value of
16 \$80,000.00 or less per unit that has or will have as its primary
17 purpose residential housing, consisting of 1 to 8 units, the owner
18 of which proposes improvements that if done by a licensed
19 contractor would cost in excess of \$5,000.00 per owner-occupied
20 unit or 50% of the true cash value, whichever is less, or \$7,500.00
21 per nonowner-occupied unit or 50% of the true cash value, whichever
22 is less, or the owner proposes improvements that would be done by
23 the owner and not a licensed contractor and the cost of the
24 materials would be in excess of \$3,000.00 per owner-occupied unit
25 or \$4,500.00 per nonowner-occupied unit and will bring the
26 structure into conformance with minimum local building code
27 standards for occupancy or improve the livability of the units

1 while meeting minimum local building code standards. Rehabilitated
2 facility also includes an individual condominium unit, in a
3 structure with 1 or more condominium units that has as its primary
4 purpose residential housing, the owner of which proposes the above
5 described improvements. Rehabilitated facility also includes
6 existing or proposed condominium units in a qualified historic
7 building with 1 or more existing or proposed condominium units.
8 Rehabilitated facility does not include a facility rehabilitated
9 with the proceeds of an insurance policy for property or casualty
10 loss. A qualified historic building may contain multiple
11 rehabilitated facilities.