

HOUSE BILL No. 4082

January 13, 2011, Introduced by Rep. Slavens and referred to the Committee on Local, Intergovernmental, and Regional Affairs.

A bill to provide for the promotion of ecologically sound improvements to residences; and to provide for the assertion of rights in these improvements with regard to homeowners' association agreements.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. This act shall be known and may be cited as the
2 "energy-saving residential improvement act".

3 Sec. 2. A residential homeowner may make an energy-saving
4 improvement to his or her home. For all homeowners' association
5 agreements entered into on and after the effective date of this
6 act, a provision of the homeowners' association agreement that
7 requires that the association approve or allow an energy-saving
8 improvement by a residential homeowner who is a party to the
9 agreement is unenforceable.

1 Sec. 3. On and after the effective date of this act, a county,
2 city, village, or township shall not require the approval of a
3 homeowners' association before a resident is allowed to implement
4 an energy-saving improvement.

5 Sec. 4. As used in this act, "energy-saving improvement"
6 includes, but is not limited to, all of the following:

- 7 (a) Use of clotheslines on the owner's property.
- 8 (b) Installation of solar panels.
- 9 (c) Use of windmills.

10 Sec. 5. Nothing in this act shall be construed to forbid a
11 county, city, village, or township from implementing independent
12 requirements that may forbid or limit a residential homeowner from
13 installation of energy-saving improvements.