

HOUSE BILL No. 4046

January 15, 2019, Introduced by Rep. Sheppard and referred to the Committee on Local Government and Municipal Finance.

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**

1 CONSISTENT BASIS TO RENTAL AND OWNER-OCCUPIED RESIDENCES FOR NOISE,
2 ADVERTISING, TRAFFIC, OR OTHER CONDITIONS.

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

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