

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.**



1 (b) It is not subject to a special use or conditional use
2 permit or procedure different from those required for other
3 dwellings in the same zone.

4 (c) It is not a commercial use of property.

5 (2) This section does not prohibit regulation applied on a
6 consistent basis to rental and owner-occupied residences for noise,
7 advertising, traffic, or other conditions.

8 (3) As used in this section, "short-term rental" means the
9 rental of any single-family residence or 1-to-4-family house or
10 dwelling unit, or any unit or group of units in a condominium, for
11 terms of less than 28 days at a time.

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

