



Senate Fiscal Agency
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Senate Bill 446 (Substitute S-1 as reported)
Sponsor: Senator Aric Nesbitt
Committee: Regulatory Reform

CONTENT

The bill would amend Article II (Zoning Authorization and Initiation) of the Michigan Zoning Enabling Act to do the following:

- Specify that, for the purposes of zoning related to the rental of a dwelling, including a short-term rental, that use would be a residential use permitted in all residential zones and would not be subject to a special use or conditional use permit or procedure.
- Prohibit a local unit of government from adopting or enforcing zoning ordinance provisions that would have the effect of prohibiting short-term rentals.
- Specify that the bill would not prohibit regulation applied on a consistent basis to rental and owner-occupied residences for the prevention of nuisances, occupancy, inspections, and taxes.

Proposed MCL 125.3206b

Legislative Analyst: Christian Schmidt

FISCAL IMPACT

The bill would have no fiscal impact on State or local government.

Date Completed: 6-1-21

Fiscal Analyst: Ryan Bergan