SENATE BILL NO. 446

May 13, 2021, Introduced by Senators NESBITT, ANANICH, SANTANA, MACDONALD, HOLLIER, BARRETT, BIZON and SCHMIDT and referred to the Committee on Regulatory Reform.

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:

Sec. 206b. (1) For the purposes of zoning, all of the following apply to the rental of a dwelling, including, but not limited to, short-term rental:

(a) It is a residential use of property and a permitted use in all residential zones.

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

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

(2) This section does not prohibit regulation applied on a
consistent basis to rental and owner-occupied residences for any of
the following:
   (a) Noise, advertising, traffic, or other conditions, for the
   prevention of nuisances.
   (b) The number of persons that may occupy a dwelling.
   (c) Inspections and inspection fees.
   (d) Taxes otherwise permitted by law.

(3) As used in this section, "short-term rental" means the
rental of a single-family residence, a dwelling unit in a 1-to-4-
family house, or any unit or group of units in a condominium, for
terms of not more than 30 consecutive days.

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