

# 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:**

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

1 permit or procedure different from those required for other  
2 dwellings in the same zone.

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

4 (2) This section does not prohibit regulation applied on a  
5 consistent basis to rental and owner-occupied residences for any of  
6 the following:

7 (a) Noise, advertising, traffic, or other conditions, for the  
8 prevention of nuisances.

9 (b) The number of persons that may occupy a dwelling.

10 (c) Inspections and inspection fees.

11 (d) Taxes otherwise permitted by law.

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

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