

HOUSE BILL NO. 4985

June 10, 2021, Introduced by Reps. Damoose and O'Malley and referred to the Committee on Commerce and Tourism.

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) A zoning ordinance may make the rental of a
2 dwelling in a residential district, including, but not limited to,
3 short-term rental, subject to a special use or conditional use
4 permit or procedure similar to that required for other commercial
5 uses in a residential district.

1 (2) For the purposes of zoning, all of the following apply to
2 short-term rental:

3 (a) If the total number of days of short-term rental of the
4 single-family residence, dwelling unit in a 1- to 4-family house,
5 or unit or group of units in a condominium during a calendar year
6 is 14 or less, it is a residential use of property and a permitted
7 use in all residential zones.

8 (b) If subdivision (a) does not apply, it may be classified by
9 a zoning ordinance as either a residential or commercial use of
10 property.

11 (c) It is subject to section 207.

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.