

# SENATE BILL NO. 674

October 30, 2025, Introduced by Senator ALBERT and referred to Committee on Government Operations.

A bill to amend 2006 PA 110, entitled  
"Michigan zoning enabling act,"  
by amending section 406 (MCL 125.3406), as amended by 2013 PA 189.

## **THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1       Sec. 406. (1) The legislative body may charge reasonable fees  
2       for zoning permits as a condition of granting authority to use,  
3       erect, alter, or locate dwellings, buildings, and structures,  
4       including tents and recreational vehicles, within a zoning district  
5       established under this act.

6       (2) A zoning ordinance adopted by a city may provide that a

1 person is not eligible to apply for a rezoning, site plan approval,  
 2 special land use approval, planned unit development approval,  
 3 variance, or other zoning authorization if the person is delinquent  
 4 in paying a civil fine, costs, or a justice system assessment  
 5 imposed by an administrative hearings bureau established in that  
 6 city ~~pursuant to~~**under** section 4q of the home rule city act, 1909  
 7 PA 279, MCL 117.4q.

8 (3) A zoning ordinance provision adopted under subsection (2)  
 9 does not apply to an applicant for a zoning authorization if the  
 10 applicant became the owner of the property by foreclosure or by  
 11 taking a deed in lieu of foreclosure and is 1 of the following:

12 (a) A government-sponsored enterprise. As used in this  
 13 subdivision, "government-sponsored enterprise" means that term as  
 14 defined in 2 USC 622(8), or the Michigan state housing development  
 15 authority created under the state housing development authority act  
 16 of 1966, 1966 PA 346, MCL 125.1401 to 125.1499c.

17 (b) A financial institution. As used in this subdivision,  
 18 "financial institution" means ~~that term as defined in section 4(c)~~  
 19 ~~of the Michigan strategic fund act, 1984 PA 270, MCL 125.2004.~~**a**  
 20 **state or nationally chartered bank or a state or federally**  
 21 **chartered savings and loan association, savings bank, or credit**  
 22 **union whose deposits are insured by an agency of the United States**  
 23 **government and that maintains a principal office or branch office**  
 24 **in this state under the laws of this state or the United States.**

25 (c) A mortgage servicer, as that term is defined in section 1a  
 26 of the mortgage brokers, lenders, and servicers licensing act, 1987  
 27 PA 173, MCL 445.1651a, that is subject to the mortgage brokers,  
 28 lenders, and servicers licensing act, 1987 PA 173, MCL 445.1651 to  
 29 445.1684.

1           (d) A credit union service organization that is organized  
2 under the laws of this state or the United States.

3           (4) Subsection (2) does not apply to a zoning authorization if  
4 the authorization will correct, in whole or in part, the blight  
5 violation that was the subject of the delinquent payment referred  
6 to in subsection (2).

7           Enacting section 1. This amendatory act does not take effect  
8 unless Senate Bill No. 631 of the 103rd Legislature is enacted into  
9 law.