

RECODIFIED TAX INCREMENT FINANCING ACT (EXCERPT)
Act 57 of 2018

125.4605 Development area; establishment in municipality; exception; criteria; compliance.

Sec. 605.

A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

- (a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the Federal Highway Administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".
- (b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.
- (c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
- (e) Is presently served by municipal water or sewer.
- (f) Is zoned to allow for mixed use that includes high-density residential use.
- (g) The municipality agrees to all of the following:
 - (i) To expedite the local permitting and inspection process in the development area.
 - (ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

History: 2018, Act 57, Eff. Jan. 1, 2019