

# HOUSE BILL No. 4606

April 12, 1989, Introduced by Reps. Harrison, Saunders, Watkins, Kilpatrick, Berman, DeMars, Perry Bullard, Joe Young, Jr., Emerson, Hollister and Wallace and referred to the Committee on Appropriations.

A bill to amend section 3 of Act No. 59 of the Public Acts of 1978, entitled as amended

"Condominium act,"

as amended by Act No. 538 of the Public Acts of 1982, being section 559.103 of the Michigan Compiled Laws.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Section 1. Section 3 of Act No. 59 of the Public Acts of  
2 1978, as amended by Act No. 538 of the Public Acts of 1982, being  
3 section 559.103 of the Michigan Compiled Laws, is amended to read  
4 as follows:

5       Sec. 3. (1) "Administrator" means the department of  
6 ~~commerce~~ HOUSING AND URBAN AND RURAL DEVELOPMENT or an autho-  
7 rized designee.

8       (2) "Arbitration association" means the American arbitration  
9 association or its successor.

1       (3) "Association of co-owners" means the person designated  
2 in the condominium documents to administer the condominium  
3 project.

4       (4) "Business condominium unit" means a condominium unit  
5 within any condominium project, which unit has a sales price of  
6 more than \$250,000.00 and is offered, used, or intended to be  
7 used for other than residential or recreational purposes.

8       (5) "Business day" means a day of the year excluding a  
9 Saturday, Sunday, or legal holiday.

10       (6) "Common elements" means the portions of the condominium  
11 project other than the condominium units.

12       (7) "Condominium buyer's handbook" means the informational  
13 pamphlet created by the administrator.

14       (8) "Condominium bylaws" or "bylaws" means the required set  
15 of bylaws for the condominium project attached to the master  
16 deed.

17       (9) "Condominium documents" means the master deed, recorded  
18 pursuant to this act, and any other instrument referred to in the  
19 master deed or bylaws which affects the rights and obligations of  
20 a co-owner in the condominium.