
Senate Fiscal Agency
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SFA**BILL ANALYSIS**

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Senate Bill 345 (as introduced 3-27-97)
Sponsor: Senator Leon Stille
Committee: Local, Urban and State Affairs

Date Completed: 4-7-97

CONTENT

The bill would amend the Land Division Act to exempt development sites from water and sewer requirements for purposes of a municipality's approving a proposed division and compliance with State rules.

Currently, a municipality must approve a proposed division within 30 days after it is filed with the assessor or other locally designated official, if certain requirements are met. Under the Act, each resulting parcel that is a development site must have all of the following: public water or health department approval for on-site water supply under Department of Environmental Quality rules; public sewer or city, county, or district health department approval for on-site sewage disposal under those rules; and, adequate easements for public utilities from the parcel to existing public utility facilities. (These requirements are in addition to the Act's requirements pertaining to a division and the resulting parcels.) Under the bill, each resulting parcel that was a development site would have to have adequate easements for public utilities from the parcel to existing public utility facilities.

In addition, the Act provides that approval of a preliminary or final plat must be conditioned upon compliance with the rules of the Department of Environmental Quality relating to suitability of groundwater for on-site water supply for subdivisions or development sites not served by public water or to suitability of soils for subdivisions or development sites not served by public sewers. The bill would delete those references to development sites.

MCL 560.105 & 560.108

Legislative Analyst: L. Arasim

FISCAL IMPACT

The bill would have no fiscal impact on State or local government.

Fiscal Analyst: R. Ross
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