

# HOUSE BILL No. 6043

May 9, 2006, Introduced by Reps. Pastor, Taub, Acciavatti, Jones, Amos, Garfield and Gosselin and referred to the Committee on Commerce.

A bill to amend 2005 PA 210, entitled  
"Commercial rehabilitation act,"  
by amending section 2 (MCL 207.842).

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 2. As used in this act:

2       (a) "Commercial property" means land improvements classified  
3 by law for general ad valorem tax purposes as real property  
4 including real property assessable as personal property pursuant to  
5 sections 8(d) and 14(6) of the general property tax act, 1893 PA  
6 206, MCL 211.8 and 211.14, the primary purpose and use of which is  
7 the operation of a commercial business enterprise **OR MULTIFAMILY**  
8 **RESIDENTIAL USE**. Commercial property shall also include facilities  
9 related to a commercial business enterprise under the same

ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities.

Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

Commercial property does not include any of the following:

(i) Land.

(ii) Property of a public utility.

(b) "Commercial rehabilitation district" or "district" means an area ~~not less than 75 acres in size~~ of a qualified local governmental unit established as provided in section 3.

(c) "Commercial rehabilitation exemption certificate" or "certificate" means the certificate issued under section 6.

(d) "Commercial rehabilitation tax" means the specific tax levied under this act.

(e) "Commission" means the state tax commission created by 1927 PA 360, MCL 209.101 to 209.107.

(f) "Department" means the department of treasury.

(g) "Qualified facility" means a building or group of contiguous buildings of commercial property ~~consisting of 1,000,000 or more square feet of space that is 40% or more vacant for 12 or more consecutive months immediately preceding the date of application for the certificate and~~ that is 15 years old or older.

A qualified facility does not include property that is to be used as a professional sports stadium. A qualified facility does not include property that is to be used as a casino. As used in this

1 subdivision, "casino" means a casino or a parking lot, hotel,  
2 motel, or retail store owned or operated by a casino, an affiliate,  
3 or an affiliated company, regulated by this state pursuant to the  
4 Michigan gaming control and revenue act, the Initiated Law of 1996,  
5 MCL 432.201 to 432.226.

6 (h) "Qualified local governmental unit" means a city, village,  
7 or township.

8 (i) "Rehabilitation" means changes to a qualified facility  
9 that are required to restore or modify the property, together with  
10 all appurtenances, to an economically efficient condition.  
11 Rehabilitation includes major renovation and modification  
12 including, but not necessarily limited to, the improvement of floor  
13 loads, correction of deficient or excessive height, new or improved  
14 fixed building equipment, including heating, ventilation, and  
15 lighting, reducing multistory facilities to 1 or 2 stories,  
16 improved structural support including foundations, improved roof  
17 structure and cover, floor replacement, improved wall placement,  
18 improved exterior and interior appearance of buildings, and other  
19 physical changes required to restore or change the obsolete  
20 property to an economically efficient condition. Rehabilitation  
21 shall not include improvements aggregating less than 10% of the  
22 true cash value of the property at commencement of the  
23 rehabilitation of the qualified facility.

24 (j) "Taxable value" means the value determined under section  
25 27a of the general property tax act, 1893 PA 206, MCL 211.27a.