

HOUSE BILL No. 6304

September 5, 2018, Introduced by Rep. Neeley and referred to the Committee on Energy Policy.

A bill to invalidate provisions in certain homeowners' association agreements requiring association approval for the installation or operation of energy-saving or energy-generating improvements; and to prohibit local units of government from requiring such homeowners' association approval.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. This act shall be known and may be cited as the
2 "energy-saving residential improvement act".

3 Sec. 2. As used in this act:

4 (a) "Energy-saving improvement" includes, but is not limited
5 to, all of the following:

6 (i) A clothesline.

7 (ii) A solar panel array.

8 (iii) A wind turbine.

1 (b) "Local unit" means a county, township, city, or village.

2 Sec. 3. A provision in a homeowners' association agreement
3 entered into on or after the effective date of this act that
4 prohibits, or requires association approval for, a homeowner to
5 install or operate an energy-saving improvement is invalid and
6 unenforceable.

7 Sec. 4. A local unit shall not require a homeowner to obtain
8 the approval of a homeowners' association to install or operate an
9 energy-saving improvement.

10 Sec. 5. Subject to section 4, this act does not prohibit a
11 local unit from imposing requirements that may prohibit or limit
12 the installation or operation of energy-saving improvements by a
13 homeowner.

14 Enacting section 1. This act takes effect 90 days after the
15 date it is enacted into law.