

**SUBSTITUTE FOR  
SENATE BILL NO. 319**

A bill to amend 1992 PA 147, entitled "Neighborhood enterprise zone act," by amending sections 2, 7, and 10 (MCL 207.772, 207.777, and 207.780), section 2 as amended by 2010 PA 9, section 7 as amended by 2008 PA 284, and section 10 as amended by 2005 PA 339, and by adding section 2a.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

- 1           Sec. 2. As used in this act:
- 2           (a) "Commission" means the state tax commission created by
- 3 1927 PA 360, MCL 209.101 to 209.107.
- 4           (b) "Condominium unit" means that portion of a structure
- 5 intended for separate ownership, intended for residential use, and
- 6 established ~~pursuant to~~**under** the condominium act, 1978 PA 59, MCL



1 559.101 to 559.276. Condominium units within a qualified historic  
2 building may be held under common ownership.

3 (c) "Developer" means a person who is the owner of a new  
4 facility at the time of construction or of a rehabilitated facility  
5 at the time of rehabilitation for which a neighborhood enterprise  
6 zone certificate is applied for or issued.

7 (d) "Facility" means a homestead facility, a new facility, or  
8 a rehabilitated facility.

9 (e) "Homestead facility" means 1 of the following:

10 (i) An existing structure, purchased by or transferred to an  
11 owner after December 31, 1996, that has as its primary purpose  
12 residential housing consisting of 1 or 2 units, 1 of which is  
13 occupied by an owner as his or her principal residence and that is  
14 located within a subdivision platted pursuant to state law before  
15 January 1, 1968 other than an existing structure for which a  
16 certificate will or has been issued after December 31, 2006 in a  
17 city with a population of 750,000 or more, is located within a  
18 subdivision platted pursuant to state law before January 1, 1968.

19 (ii) An existing structure that has as its primary purpose  
20 residential housing consisting of 1 or 2 units, 1 of which is  
21 occupied by an owner as his or her principal residence that is  
22 located in a subdivision platted after January 1, 1999 and is  
23 located in a county with a population of more than 400,000 and less  
24 than 500,000 according to the most recent decennial census and is  
25 located in a city with a population of more than 100,000 and less  
26 than 125,000 according to the most recent decennial census.

27 (f) "Local governmental unit" means a qualified local  
28 governmental unit as that term is defined under section 2 of the  
29 obsolete property rehabilitation act, 2000 PA 146, MCL 125.2782, or



1 a county seat.

2 (g) "New facility" means 1 or both of the following:

3 (i) A new structure or a portion of a new structure that has as  
4 its primary purpose residential housing consisting of 1 or 2 units,  
5 1 of which is or will be occupied by an owner as his or her  
6 principal residence. New facility includes a model home or a model  
7 condominium unit. New facility includes a new individual  
8 condominium unit, in a structure with 1 or more condominium units,  
9 that has as its primary purpose residential housing and that is or  
10 will be occupied by an owner as his or her principal residence.  
11 Except as provided in subparagraph (ii), new facility does not  
12 include apartments.

13 (ii) A new structure or a portion of a new structure that meets  
14 all of the following:

15 (A) Is rented or leased or is available for rent or lease.

16 (B) Is a mixed use building or located in a mixed use building  
17 that contains retail business space on the street level floor.

18 (C) Is located in a qualified downtown revitalization  
19 district.

20 (h) "Neighborhood enterprise zone certificate" or  
21 "certificate" means a certificate issued pursuant to sections 4, 5,  
22 and 6.

23 (i) "Owner" means the record title holder of, or the vendee of  
24 the original land contract pertaining to, a new facility, a  
25 homestead facility, or a rehabilitated facility for which a  
26 neighborhood enterprise zone certificate is applied for or issued.

27 (j) "Qualified assessing authority" means 1 of the following:

28 (i) For a facility other than a homestead facility, the  
29 commission.



1 (ii) For a homestead facility, the assessor of the local  
2 governmental unit in which the homestead facility is located.

3 (k) "Qualified downtown revitalization district" means an area  
4 located within 1 or more of the following:

5 (i) The boundaries of a downtown district as defined in ~~section~~  
6 ~~1 of 1975 PA 197, MCL 125.1651.~~ **section 201 of the recodified tax**  
7 **increment financing act, 2018 PA 57, MCL 125.4201.**

8 (ii) The boundaries of a principal shopping district or a  
9 business improvement district as defined in section 1 of 1961 PA  
10 120, MCL 125.981.

11 (iii) The boundaries of the local governmental unit in an area  
12 that is zoned and primarily used for business as determined by the  
13 local governmental unit.

14 (l) "Qualified historic building" means a property within a  
15 neighborhood enterprise zone that has been designated a historic  
16 resource as defined under section 266 of the income tax act of  
17 1967, 1967 PA 281, MCL 206.266.

18 (m) "Rehabilitated facility" means, **except as otherwise**  
19 **provided in section 2a**, an existing structure or a portion of an  
20 existing structure with a current true cash value of ~~\$80,000.00~~  
21 **\$120,000.00** or less per unit that has or will have as its primary  
22 purpose residential housing, consisting of 1 to 8 units, the owner  
23 of which proposes improvements that if done by a licensed  
24 contractor would cost in excess of ~~\$5,000.00~~ **\$10,000.00** per owner-  
25 occupied unit or 50% of the true cash value, whichever is less, or  
26 ~~\$7,500.00~~ **\$15,000.00** per nonowner-occupied unit or 50% of the true  
27 cash value, whichever is less, or the owner proposes improvements  
28 that would be done by the owner and not a licensed contractor and  
29 the cost of the materials would be in excess of \$3,000.00 per



1 owner-occupied unit or \$4,500.00 per nonowner-occupied unit and  
 2 will bring the structure into conformance with minimum local  
 3 building code standards for occupancy or improve the livability of  
 4 the units while meeting minimum local building code standards.  
 5 Rehabilitated facility also includes an individual condominium  
 6 unit, in a structure with 1 or more condominium units that has as  
 7 its primary purpose residential housing, the owner of which  
 8 proposes the above described improvements. Rehabilitated facility  
 9 also includes existing or proposed condominium units in a qualified  
 10 historic building with 1 or more existing or proposed condominium  
 11 units. Rehabilitated facility does not include a facility  
 12 rehabilitated with the proceeds of an insurance policy for property  
 13 or casualty loss. A qualified historic building may contain  
 14 multiple rehabilitated facilities. **As used in this subdivision,**  
 15 **"current true cash value" means the most recent determination of**  
 16 **true cash value as determined under section 27 of the general**  
 17 **property tax act, 1893 PA 206, MCL 211.27**

18 **Sec. 2a. Beginning in 2020 and each year thereafter, the state**  
 19 **treasurer shall adjust the dollar amounts described in section 2(m)**  
 20 **by the inflation rate as defined in section 34d of the general**  
 21 **property tax act 1893 PA 206, MCL 211.34d(1) (l), for that year.**

22 Sec. 7. (1) The commission shall not issue a neighborhood  
 23 enterprise zone certificate for a new facility unless the new  
 24 facility meets the requirements of the definition in section 2(g).

25 (2) The commission shall not issue a neighborhood enterprise  
 26 zone certificate for a rehabilitated facility unless the  
 27 rehabilitated facility meets the requirements of the definition in  
 28 section ~~2(k)~~ **2 (m)** .

29 (3) The assessor of the local governmental unit shall not



1 issue a neighborhood enterprise zone certificate for a homestead  
2 facility unless the homestead facility meets the requirements of  
3 the definition in section 2(e).

4 Sec. 10. (1) Except as provided in subsections (2) and (3),  
5 the effective date of the neighborhood enterprise zone certificate  
6 is December 31 in the year in which the new facility or  
7 rehabilitated facility is substantially completed and, for a new  
8 facility, occupied by an owner as a principal residence, as  
9 evidenced by the owner filing with the assessor of the local  
10 assessing unit all of the following:

11 (a) For a new facility, a certificate of occupancy.

12 (b) For a rehabilitated facility, a certificate that the  
13 improvements meet minimum local building code standards issued by  
14 the local building inspector or other authorized officer or a  
15 certificate of occupancy if required by local building permits or  
16 building codes.

17 (c) For a rehabilitated facility, documentation proving the  
18 cost requirements of section ~~2(k)~~ **2(m)** are met.

19 (d) For a homestead facility or a new facility, an affidavit  
20 executed by an owner affirming that the homestead facility or new  
21 facility is occupied by an owner as a principal residence.

22 (2) If a new facility is substantially completed in a year but  
23 is not occupied by an owner as a principal residence until the  
24 following year, upon the request of the owner, the effective date  
25 of the neighborhood enterprise zone certificate shall be December  
26 31 in the year immediately preceding the date of occupancy by the  
27 owner as a principal residence.

28 (3) Upon the request of the owner, the effective date of the  
29 neighborhood enterprise zone certificate for a rehabilitated



1 facility shall be December 31 in the year immediately preceding the  
2 date on which the rehabilitated facility is substantially  
3 completed.

