

**SUBSTITUTE FOR
HOUSE BILL NO. 4722**

A bill to amend 2006 PA 110, entitled
"Michigan zoning enabling act,"
(MCL 125.3101 to 125.3702) by adding section 206b.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 **Sec. 206b. (1) For the purposes of zoning, all of the**
2 **following apply to the rental of a dwelling, including, but not**
3 **limited to, short-term rental:**

4 **(a) It is a residential use of property and a permitted use in**
5 **all residential zones.**

6 **(b) It is not subject to a special use or conditional use**
7 **permit or procedure different from those required for other**
8 **dwellings in the same zone.**

9 **(c) It is not a commercial use of property.**



1 (2) A local unit of government shall not adopt or enforce
2 zoning ordinance provisions that have the effect of prohibiting
3 short-term rentals.

4 (3) This section does not prohibit a zoning ordinance
5 provision that is applied on a consistent basis to rental and
6 owner-occupied residences and that regulates any of the following:

7 (a) Noise.

8 (b) Advertising.

9 (c) Traffic.

10 (d) The number of occupants in a dwelling.

11 (e) Any other condition that may create a nuisance.

12 (4) This section does not prohibit a local unit of government
13 from doing either of the following:

14 (a) Inspecting a residence for compliance with or enforcement
15 of an ordinance of the local unit of government that meets all of
16 the following requirements:

17 (i) Is for the protection of public health and safety.

18 (ii) Is not a zoning ordinance.

19 (iii) Does not have the effect of prohibiting short-term
20 rentals.

21 (b) Collecting taxes otherwise authorized by law.

22 (5) As used in this section, "short-term rental" means the
23 rental of a single-family residence, a dwelling unit in a 1-to-4-
24 family house, or any unit or group of units in a condominium, for
25 terms of not more than 30 consecutive days.

26 Enacting section 1. This amendatory act takes effect 90 days
27 after the date it is enacted into law.

