

HOUSE BILL No. 4236

February 12, 1991, Introduced by Reps. Van Singel, Hoekman, Rocca, Dresch, Dalman, Walberg, Muxlow, Fitzgerald, Jaye, Dolan, McBryde, McNutt, Power, Martin, Law, Sikkema, Robertson, Johnson, Munsell, Willis Bullard, DeLange, London, Horton, Randall, Gnodtke and Middaugh and referred to the Committee on Taxation.

A bill to amend section 4 of Act No. 255 of the Public Acts of 1978, entitled
"Commercial redevelopment act,"
being section 207.654 of the Michigan Compiled Laws.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Section 1. Section 4 of Act No. 255 of the Public Acts of
2 1978, being section 207.654 of the Michigan Compiled Laws, is
3 amended to read as follows:

4 Sec. 4. (1) "Local governmental unit" means a city, vil-
5 lage, or township.

6 (2) "New facility" means new commercial property other than
7 a replacement facility to be built in a redevelopment district.

8 (3) "Obsolete commercial property" means commercial property
9 the condition of which is impaired due to changes in design,

1 construction, technology, or improved production processes, or
2 damage due to fire, natural disaster or general neglect.

3 (4) "Replacement" means the complete or partial demolition
4 of obsolete commercial property and the complete or partial
5 reconstruction or installation of new property of similar
6 utility.

7 (5) "Replacement facility" means commercial property on the
8 same or contiguous land within the district which land is or is
9 to be acquired, constructed, altered, or installed for the pur-
10 pose of being substituted for obsolete commercial property
11 together with any part of the old altered property ~~which~~ THAT
12 remains for use as commercial property after the replacement.

13 (6) "Restoration" means changes to obsolete commercial prop-
14 erty other than replacement as may be required to restore the
15 property, together with all appurtenances ~~thereto~~ TO THE
16 PROPERTY, to an economically efficient condition. Restoration
17 shall include major renovation including but not necessarily
18 limited to the improvement of floor loads, correction of defi-
19 cient or excessive height, new or improved fixed building equip-
20 ment, including heating, ventilation, and lighting, reducing mul-
21 tistory facilities to 1 or 2 stories, improved structural support
22 including foundations, improved roof structure and cover, floor
23 replacement, improved wall placement, improved exterior and
24 interior appearance of buildings, and other physical changes
25 required to restore the commercial property to an economically
26 efficient condition. Restoration ~~shall~~ DOES not include
27 improvements aggregating less than 10% of the true cash value of

1 the property at commencement of the restoration of the commercial
2 property.

3 (7) "Restored facility" means a facility that has undergone
4 restoration.

5 (8) "State equalized valuation" means ~~the valuation deter-~~
6 ~~mined under Act No. 44 of the Public Acts of 1911, as amended,~~
7 ~~being sections 209.1 to 209.8 of the Michigan Compiled Laws~~ 50%
8 OF TRUE CASH VALUE.

9 Section 2. This amendatory act shall not take effect unless
10 Senate Bill No. _____ or House Bill No. 4244 (request
11 no. 02291'91^{*}) of the 86th Legislature is enacted into law.