



HOUSE BILL No. 4299

February 2, 1995, Introduced by Reps. Gnodtke, Gernaat, Randall, Llewellyn, Green, McManus, Lowe, McBryde, Dalman, Hammerstrom and Hill and referred to the Committee on Agriculture and Forestry.

A bill to amend section 8 of Act No. 286 of the Public Acts of 1972, entitled "Land sales act," being section 565.808 of the Michigan Compiled Laws.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Section 1. Section 8 of Act No. 286 of the Public Acts of
2 1972, being section 565.808 of the Michigan Compiled Laws, is
3 amended to read as follows:

4 Sec. 8. The property report shall disclose fully and accu-
5 rately the physical characteristics of the subdivided lands
6 offered and shall make known to prospective purchasers all
7 unusual and material conditions relating to noise, health,
8 safety, and welfare which affect the subdivision and are known to
9 the developer. The proposed property report submitted to the

1 department shall be in a form prescribed by its rules and shall
2 include the following:

3 (a) The name and principal address of the developer.

4 (b) A general description of the subdivided lands stating
5 the total number of lots, parcels, units, or interests in the
6 offering.

7 (c) The significant terms of any encumbrances, easements,
8 liens, and restrictions, including the current zoning classifica-
9 tion and the name and address of the governmental office where a
10 complete current copy of the zoning ordinances may be inspected,
11 affecting the subdivided lands and each lot, unit, parcel, or
12 interest and a statement of all existing taxes and existing or
13 proposed special assessments which affect the subdivided lands.

14 (d) A statement of the use for which the property is
15 offered.

16 (e) Information concerning existing or proposed improve-
17 ments, including streets, water supply levels, drainage control
18 systems, irrigation systems, sewage disposal systems, and custom-
19 ary utilities and the estimated cost, date of completion, and
20 responsibility for construction and maintenance of existing and
21 proposed improvements which are referred to in connection with
22 the offering or disposition of any lot, unit, parcel, or interest
23 in subdivided lands.

24 (F) THE FOLLOWING STATEMENT: "THIS PROPERTY MAY BE LOCATED
25 IN THE VICINITY OF A FARM OR FARM OPERATION. GENERALLY ACCEPTED
26 AGRICULTURAL AND MANAGEMENT PRACTICES MAY BE UTILIZED BY THE FARM
27 OR FARM OPERATION AND MAY GENERATE USUAL AND ORDINARY NOISE,

1 DUST, ODORS, AND OTHER ASSOCIATED CONDITIONS, AND THESE PRACTICES
2 ARE PROTECTED BY THE MICHIGAN RIGHT TO FARM ACT. THE SELLER IS
3 NOT REQUIRED TO DISCLOSE WHETHER A FARM OR FARM OPERATION IS
4 ACTUALLY LOCATED IN THE VICINITY OF THE PROPERTY OR WHETHER GEN-
5 ERALLY ACCEPTED AGRICULTURAL AND MANAGEMENT PRACTICES ARE BEING
6 UTILIZED.".

7 (G) ~~(F)~~ Such additional information as may be required by
8 the department to assure full and fair disclosure to prospective
9 purchasers.

10 Section 2. This amendatory act shall not take effect unless
11 all of the following bills of the 88th Legislature are enacted
12 into law:

13 (a) Senate Bill No. _____ or House Bill No. 4301 (request
14 no. 01970'95).

15 (b) Senate Bill No. _____ or House Bill No. 4300 (request
16 no. 01972'95*).