



Senate Fiscal Agency  
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BILL ANALYSIS

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House Bill 6164 (Substitute H-2 as reported without amendment)  
Sponsor: Representative Chris Ward  
House Committee: Land Use and Environment  
Senate Committee: Local, Urban and State Affairs

### **CONTENT**

The bill would amend the City and Village Zoning Act to allow the owner of land voluntarily to offer in writing, and allow a city or village to approve, certain use and development of the land as a condition to a rezoning of the land or an amendment to a zoning map. (The practice is commonly referred to as "contract zoning".)

In approving the conditions, the city or village could establish a time period during which the conditions would apply to the land. The land would have to revert to its former zoning classification if the conditions were not satisfied within the specified time period, unless the time period was extended upon the application of the landowner and the approval of the local governmental unit.

The city or village could not add to or alter the approved conditions during the specified time period.

The local government could not require a landowner to offer conditions as a requirement for rezoning. The lack of an offer of a certain use and development as a condition of rezoning could not otherwise affect a landowner's rights under the Act, local ordinances, or any other State laws.

Proposed MCL 125.584g

Legislative Analyst: J.P. Finet

### **FISCAL IMPACT**

The bill would have no fiscal impact on State or local government.

Date Completed: 12-7-04

Fiscal Analyst: David Zin