



Senate Fiscal Agency
P. O. Box 30036
Lansing, Michigan 48909-7536



BILL ANALYSIS

Telephone: (517) 373-5383
Fax: (517) 373-1986
TDD: (517) 373-0543

House Bill 6164 (Substitute H-2 as passed by the House)
House Bill 6166 (Substitute H-2 as passed by the House)
House Bill 6206 (Substitute H-2 as passed by the House)
Sponsor: Representative Chris Ward (H.B. 6164)
Representative Ruth Johnson (H.B. 6166)
Representative Philip LaJoy (H.B. 6206)
House Committee: Land Use and Environment
Senate Committee: Local, Urban and State Affairs

Date Completed: 12-1-04

CONTENT

House Bills 6164 (H-2), 6166 (H-2), and 6206 (H-2) would amend the City and Village Zoning Act, the County Zoning Act, and the Township Zoning Act, respectively, to allow the owner of land voluntarily to offer in writing, and allow a city, village, county, or township 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, village, county, or township could establish a time period during which the conditions would apply to the land. Unless the time period was extended, upon the application of the landowner and the approval of the local governmental unit, if the conditions were not satisfied within the specified time period, the land would have to revert to its former zoning classification.

The city, village, county, or township 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 Acts, local ordinances, or any other State laws.

Proposed MCL 125.584g (H.B. 6164)
Proposed MCL 125.216i (H.B. 6166)
Proposed MCL 125.286i (H.B. 6206)

Legislative Analyst: J.P. Finet

FISCAL IMPACT

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

Fiscal Analyst: David Zin

S0304\6164sa

This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.