

SENATE BILL No. 597

June 24, 2003, Introduced by Senator SWITALSKI and referred to the Committee on
Economic Development, Small Business and Regulatory Reform.

A bill to amend 1992 PA 147, entitled
"Neighborhood enterprise zone act,"
by amending section 2 (MCL 207.772), as amended by 2001 PA 217.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 2. As used in this act:

2 (a) "Commission" means the state tax commission created by
3 1927 PA 360, MCL 209.101 to 209.107.

4 (b) "Condominium unit" means that portion of a structure
5 intended for separate ownership, intended for residential use,
6 and established pursuant to the condominium act, 1978 PA 59,
7 MCL 559.101 to 559.276.

8 (c) "Developer" means a person who is the owner of a new
9 facility at the time of construction or of a rehabilitated
10 facility at the time of rehabilitation for which a neighborhood
11 enterprise zone certificate is applied for or issued.

1 (d) "Local governmental unit" means a qualified local
2 governmental unit as that term is defined under section 2 of the
3 obsolete property rehabilitation act, 2000 PA 146, MCL 125.2782,
4 or a city adjoining a qualified local governmental unit as that
5 term is defined under section 2 of the obsolete property
6 rehabilitation act, 2000 PA 146, MCL 125.2782.

7 (e) "New facility" means a new structure or a portion of a
8 new structure that has as its primary purpose residential housing
9 consisting of 1 or 2 units, 1 of which is or will be occupied by
10 an owner as his or her principal residence. New facility
11 includes a new individual condominium unit, in a structure with 1
12 or more condominium units, that has as its primary purpose
13 residential housing and that is or will be occupied by an owner
14 as his or her principal residence. New facility does not include
15 apartments.

16 (f) "Neighborhood enterprise zone certificate" or
17 "certificate" means a certificate issued pursuant to sections 4,
18 5, and 6.

19 (g) "Owner" means the record title holder of, or the vendee
20 of the original land contract pertaining to, a new facility or a
21 rehabilitated facility for which a neighborhood enterprise zone
22 certificate is applied for or issued.

23 (h) "Rehabilitated facility" means an existing structure or a
24 portion of an existing structure with a current true cash value
25 of \$80,000.00 or less per unit that has or will have as its
26 primary purpose residential housing consisting of 1 to 8 units,
27 the owner of which proposes improvements that if done by a

1 licensed contractor would cost in excess of \$5,000.00 per
2 owner-occupied unit or 50% of the true cash value, whichever is
3 less, or \$7,500.00 per nonowner-occupied unit or 50% of the true
4 cash value, whichever is less, or the owner proposes improvements
5 that would be done by the owner and not a licensed contractor and
6 the cost of the materials would be in excess of \$3,000.00 per
7 owner-occupied unit or \$4,500.00 per nonowner-occupied unit and
8 will bring the structure into conformance with minimum local
9 building code standards for occupancy or improve the livability
10 of the units while meeting minimum local building code
11 standards. Rehabilitated facility also includes an individual
12 condominium unit, in a structure with 1 or more condominium units
13 that has as its primary purpose residential housing, the owner of
14 which proposes the above described improvements. Rehabilitated
15 facility does not include a facility rehabilitated with the
16 proceeds of an insurance policy for property or casualty loss.