

Legislative Analysis



INCLUSIVE HOME DESIGN ACT: VISITABILITY

Mitchell Bean, Director
Phone: (517) 373-8080
<http://www.house.mi.gov/hfa>

House Bill 4138 (Substitute H-1)

Sponsor: Rep. Lorence Wenke

Committee: Local Government and Urban Policy

Complete to 3-23-06

A SUMMARY OF HOUSE BILL 4138 AS REPORTED FROM COMMITTEE

The bill would create a new act, the Inclusive Home Design Act, which would apply to "family residential real estate" developed or constructed with benefits from the Michigan State Housing Development Authority (MSHDA).

The term "family residential real estate" would refer to residences intended for occupancy by a single family, two families, or three families. The term would not apply to upper units in duplexes designed in an over-and-under fashion.

Under the bill, beginning January 1, 2007, **at least 50 percent of family residential real estate newly constructed after December 31, 2006 and receiving funding under the MSHDA Act would have to be constructed so that it complied with the accessibility provisions of the Michigan Building Code** adopted under the Single State Construction Code Act for "Type B" dwelling or sleeping units (as defined in the State Building Code).

[NOTE: This has been described as imposing "visitability" standards on this kind of housing. The term "visitability" refers to housing designed so that it can be lived in or visited by people with disabilities. A house is considered visitable when it meets three basic requirements: at least one no-step entrance; doors and hallways wide enough to navigate through; and a bathroom on the first floor big enough to get into in a wheelchair, and close the door.]

FISCAL IMPACT:

There is no fiscal impact on the State of Michigan or its local units of government. Residential builders have stated these requirements will not increase their costs significantly.

POSITIONS:

Among those who indicated support for the bill to the House Committee on Local Government were the Michigan State Housing Development Authority (MSHDA); the Disability Network; the Michigan Paralyzed Veterans of America; AARP Michigan; the Michigan Protection and Advocacy Service; the Michigan Association of Centers for Independent Living; and the Michigan Home Ownership Coalition. (3-15-06)

Legislative Analyst: Chris Couch
Fiscal Analyst: Richard Child

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