



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 4138 (Substitute S-1 as reported by the Committee of the Whole)  
Sponsor: Representative Lorence Wenke  
House Committee: Local Government and Urban Policy  
Senate Committee: Local, Urban and State Affairs

**CONTENT**

The bill would create the "Inclusive Home Design Act" to require that at least 50% of newly constructed family residential real estate receiving funding under the State Housing Development Authority Act be constructed so that the property 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 Building Code. The requirement would begin on January 1, 2007, and apply to property newly constructed after December 31, 2006.

The bill also would require each applicant for assistance from the Michigan State Housing Development Authority (MSHDA) to submit an assurance, on a form supplied by MSHDA, that family residential real estate to be newly constructed after December 31, 2006, with funding provided by MSHDA would comply with the proposed Act.

The bill would define "family residential real estate" as real property located in this State, to be newly constructed for residential purposes and intended for occupancy by a single family, two families, or three families, that is constructed using funds provided under the State Housing Development Authority Act as a construction period loan, a bridge loan, or other temporary financing with a maximum term of 24 months. "Family residential real estate" would not include upper units in duplexes that are designed in an over-and-under fashion.

Legislative Analyst: J.P. Finet

**FISCAL IMPACT**

According to the Department of Labor and Economic Growth, this bill could increase the costs of single unit projects, but these costs would be covered with Federal funds. The bill would have no impact on the General Fund.

The bill would have no fiscal impact on local government.

Date Completed: 5-5-06

Fiscal Analyst: Elizabeth Pratt  
Maria Tyszkiewicz