

**SUBSTITUTE FOR
HOUSE BILL NO. 4138**

A bill to provide for standards of accessibility for certain publicly funded housing; and to provide for certain powers and duties of certain state authorities.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. This act shall be known and may be cited as the
2 "inclusive home design act".

3 Sec. 2. As used in this act:

4 (a) "Applicant" means 1 or more individuals, corporations,
5 nonprofit corporations, partnerships, associations, limited
6 liability companies, labor organizations, mutual corporations,
7 joint stock companies, trusts, unincorporated associations,
8 trustees, and entities formed under the state housing development
9 authority act of 1966, 1966 PA 346, MCL 125.1401 to 125.1499c.

1 (b) "Authority" means the Michigan state housing development
2 authority created in the state housing development authority act of
3 1966, 1966 PA 346, MCL 125.1401 to 125.1499c.

4 (c) "Family residential real estate" means real property
5 located in this state, to be newly constructed for residential
6 purposes and intended for occupancy by a single family, 2 families,
7 or 3 families and that is constructed using funds provided as a
8 construction period loan, a bridge loan, or other temporary
9 financing with a term of not more than 24 months and that are
10 provided under the state housing development authority act of 1966,
11 1966 PA 346, MCL 125.1401 to 125.1499c. Family residential real
12 estate does not include upper units in duplexes that are designed
13 in an over-and-under fashion.

14 Sec. 3. Beginning January 1, 2007, at least 50% of family
15 residential real estate that is to be newly constructed after
16 December 31, 2006 and that is receiving funding under the state
17 housing development authority act of 1966, 1966 PA 346, MCL
18 125.1401 to 125.1499c, shall be constructed so that the family
19 residential real estate complies with the accessibility provisions
20 of the Michigan building code adopted under the Stille-DeRossett-
21 Hale single state construction code act, 1972 PA 230, MCL 125.1501
22 to 125.1531, for type "B" dwelling or sleeping units as defined in
23 section 1102.1 of the Michigan building code.

24 Sec. 4. Each applicant for assistance from the authority shall
25 submit an assurance on forms developed and provided by the
26 authority that family residential real estate to be newly
27 constructed after December 31, 2006 with funding provided by the

House Bill No. 4138 (H-1) as amended March 29, 2006

1 authority shall comply with this act.

[Enacting section 1. This amendatory act does not take effect unless House Bill No. 4773 is introduced at anytime during the 93rd Legislature.]