

SUBSTITUTE FOR
HOUSE BILL NO. 6638

A bill to amend 1949 PA 208, entitled

"An act to authorize cities, villages and townships of this state to designate neighborhood areas for the purpose of planning and carrying out local public improvements for the prevention of blight within such areas; to authorize assistance in carrying out plans for local improvements by the acquisition and disposal of real property in such areas; to provide for the combining of neighborhood improvements that benefit the entire neighborhood into 1 improvement project; to provide for the establishment of local assessment districts coterminous with the neighborhood boundaries; to prescribe the methods of financing the exercise of these powers, and to declare the effect of this act,"

by amending sections 2 and 4 (MCL 125.942 and 125.944).

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 2. ~~The following terms whenever used or referred to AS~~
2 **USED** in this act: ~~shall have the following respective meanings,~~
3 ~~unless a different meaning clearly appears from the context:~~
4 ~~— Wherever appropriate the singular includes the plural and~~
5 ~~plural includes the singular,~~

1 (A) "Neighborhood area" ~~shall mean~~ **MEANS** a portion of a
 2 municipality ~~which~~ **THAT** has been delimited as a neighborhood unit
 3 in a plan of neighborhoods adopted by the legislative body, which
 4 plan ~~shall have~~ **HAS** the function of designating the service area
 5 of elementary schools, playgrounds, or other local improvements. →

6 (B) "Real property" ~~shall include~~ **INCLUDES** land, building
 7 improvements, land under water, waterfront property, and any and
 8 all easements, franchises, and hereditaments, corporeal or
 9 incorporeal, and every estate, interest, privilege, easement,
 10 franchise, and right ~~therein~~ **TO THAT PROPERTY**, or appurtenant
 11 ~~thereto~~ **TO THAT PROPERTY**, legal or equitable, including rights-of-
 12 way, terms for years, and liens, charges, or incumbrances by
 13 mortgage, judgment, or otherwise. →

14 (C) "Municipality" ~~shall mean any duly incorporated~~ **MEANS A**
 15 city, village, or township. →

16 (D) "Legislative body" ~~shall mean~~ **MEANS** the city council,
 17 city commission, ~~board of aldermen,~~ township board, or other
 18 **LEGISLATIVE** body ~~having the power to pass ordinances or measures~~
 19 ~~and to otherwise legislate concerning~~ **OF A** city, village, or
 20 township. ~~affairs,~~

21 (E) "Public use", when used with reference to land reserved
 22 for ~~such~~ **THAT** purpose, ~~shall mean~~ **MEANS** and ~~be deemed to~~
 23 ~~relate~~ **RELATES** to ~~such~~ uses ~~as are~~ for the general benefit of
 24 the public, such as schools, libraries, public institutions,
 25 administration buildings, parks, boulevards, playgrounds, streets,
 26 alleys, easements or sewers, public lighting, water, gas, or other
 27 similar utilities, or improvements. →

1 (F) "Privately owned lands" ~~shall mean~~ **MEANS** all land not
2 held by the municipal body, county, state, or federal government
3 for public purposes. →

4 (G) "Owner" ~~shall mean~~ **MEANS** any person — or persons,
5 natural or corporate, owning a legal or equitable title to the
6 land. →

7 (H) "Project" ~~shall mean~~ **MEANS** all of the undertakings
8 ~~herein~~ authorized **IN THIS ACT** for the improvement of a
9 neighborhood area.

10 (I) "BLIGHTED PROPERTY" **MEANS** PROPERTY THAT MEETS ANY OF THE
11 FOLLOWING CRITERIA:

12 (i) THE PROPERTY HAS BEEN DECLARED A PUBLIC NUISANCE IN
13 ACCORDANCE WITH A LOCAL HOUSING, BUILDING, PLUMBING, FIRE, OR OTHER
14 RELATED CODE OR ORDINANCE.

15 (ii) THE PROPERTY IS AN ATTRACTIVE NUISANCE BECAUSE OF PHYSICAL
16 CONDITION OR USE.

17 (iii) THE PROPERTY IS A FIRE HAZARD OR IS OTHERWISE DANGEROUS TO
18 THE SAFETY OF PERSONS OR PROPERTY.

19 (iv) THE PROPERTY HAS HAD THE UTILITIES, PLUMBING, HEATING, OR
20 SEWERAGE DISCONNECTED, DESTROYED, REMOVED, OR RENDERED INEFFECTIVE
21 FOR A PERIOD OF 1 YEAR OR MORE SO THAT THE PROPERTY IS UNFIT FOR
22 ITS INTENDED USE.

23 (v) THE PROPERTY IS TAX REVERTED PROPERTY OWNED BY A
24 MUNICIPALITY, BY A COUNTY, OR BY THIS STATE. THE SALE, LEASE, OR
25 TRANSFER OF TAX REVERTED PROPERTY BY A MUNICIPALITY, A COUNTY, OR
26 THIS STATE SHALL NOT RESULT IN THE LOSS TO THE PROPERTY OF THE
27 STATUS AS BLIGHTED FOR PURPOSES OF THIS ACT.

1 (vi) THE PROPERTY IS OWNED OR IS UNDER THE CONTROL OF A LAND
2 BANK FAST TRACK AUTHORITY UNDER THE LAND BANK FAST TRACK ACT, 2003
3 PA 258, MCL 124.751 TO 124.774. THE SALE, LEASE, OR TRANSFER OF THE
4 PROPERTY BY A LAND BANK FAST TRACK AUTHORITY SHALL NOT RESULT IN
5 THE LOSS TO THE PROPERTY OF THE STATUS AS BLIGHTED PROPERTY FOR
6 PURPOSES OF THIS ACT.

7 (vii) THE PROPERTY IS IMPROVED REAL PROPERTY THAT HAS REMAINED
8 VACANT FOR 5 CONSECUTIVE YEARS AND THAT IS NOT MAINTAINED IN
9 ACCORDANCE WITH APPLICABLE LOCAL HOUSING OR PROPERTY MAINTENANCE
10 CODES OR ORDINANCES.

11 (viii) THE PROPERTY HAS CODE VIOLATIONS POSING A SEVERE AND
12 IMMEDIATE HEALTH OR SAFETY THREAT AND HAS NOT BEEN SUBSTANTIALLY
13 REHABILITATED WITHIN 1 YEAR AFTER THE RECEIPT OF NOTICE TO
14 REHABILITATE FROM THE APPROPRIATE CODE ENFORCEMENT AGENCY OR FINAL
15 DETERMINATION OF ANY APPEAL, WHICHEVER IS LATER.

16 Sec. 4. (1) For the ~~accomplishment of the~~ purposes of this
17 act, the municipality may acquire fee simple title in real property
18 by purchase, gift, OR exchange ~~—~~ AND MAY ACQUIRE TITLE TO
19 BLIGHTED PROPERTY BY condemnation. ~~or otherwise, and~~ THE
20 MUNICIPALITY shall THEN apply ~~such~~ THAT BLIGHTED PROPERTY OR
21 OTHER real property ~~thereafter~~ to the expressed purposes of this
22 act.

23 (2) ~~The~~ BY AUTHORITY OF THIS ACT FOR BLIGHTED PROPERTY OR BY
24 AUTHORITY OF OTHER STATE LAW AUTHORIZING THE CONDEMNATION OF
25 PROPERTY FOR PUBLIC USE, THE local legislative body may institute
26 and prosecute proceedings under the power of eminent domain in
27 accordance with THE STATE CONSTITUTION OF 1963 AND THE laws of the

1 state or provisions of any local charter relative to condemnation.
2 ~~The purposes contemplated by this act are hereby declared to be~~
3 ~~public purposes within the meaning of the constitution, state laws~~
4 ~~and charters relative to the power of eminent domain.~~