



Senate Fiscal Agency
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BILL



ANALYSIS

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Senate Bill 309 (as reported without amendment)
Sponsor: Senator Jim Stamas
Committee: Local Government

CONTENT

The bill would amend the Condominium Act to do the following:

- Require condominium subdivision plans to be prepared by licensed professionals.
- Require a condominium subdivision plan's cover sheet to contain a notice about detailed project design plans and a list of documents included in the subdivision plan.
- Delete a requirement that a condominium subdivision plan contain the volume of each unit of enclosed air space.
- Require a condominium subdivision plan's survey plan to be signed and sealed by the licensed professional surveyor preparing the boundary survey for the project.

The Act requires the condominium subdivision plan for each condominium project to be prepared by an architect, surveyor, or engineer, and requires the plan to bear the signature and seal of the architect, surveyor, or engineer. The bill specifies that the condominium subdivision plan would have to be prepared by a licensed architect, professional surveyor, or professional engineer.

A complete condominium subdivision plan must contain certain items specified in the Act, including a cover sheet and a survey plan. Under the bill, the cover sheet would have to list all documents included in the condominium subdivision plan and contain a notice reading substantially as follows:

This condominium subdivision plan is not required to contain detailed project design plans prepared by a licensed professional engineer. Such project design plans are filed, as part of the construction permit application, with the enforcing agency for the state construction code in the relevant governmental subdivision. The enforcing agency may be a local building department or the state department of licensing and regulatory affairs.

The Act also requires the condominium subdivision plan to include the vertical boundaries and volume for each unit of enclosed air space. The bill would delete reference to the volume.

The bill would take effect 90 days after enactment.

MCL 559.166

Legislative Analyst: Patrick Affholter

FISCAL IMPACT

The bill would have no fiscal impact on State or local government.

Date Completed: 5-20-15

Fiscal Analyst: Josh Sefton