

HOUSE SUBSTITUTE FOR
SENATE BILL NO. 309

A bill to amend 1978 PA 59, entitled
"Condominium act,"
by amending section 66 (MCL 559.166), as amended by 1983 PA 113.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 66. (1) ~~The~~**SUBJECT TO SUBSECTION (2) (B), THE** condominium
2 subdivision plan for each condominium project shall be prepared by
3 ~~an~~**A LICENSED** architect, ~~and~~**LICENSED PROFESSIONAL** surveyor, or
4 **LICENSED PROFESSIONAL** engineer ~~licensed to practice~~ and shall bear
5 the signature and seal of ~~such~~**THE LICENSED** architect, ~~and~~
6 **LICENSED PROFESSIONAL** surveyor, or **LICENSED PROFESSIONAL** engineer.
7 The condominium subdivision plan shall be reproductions of original
8 drawings.

9 (2) A complete condominium subdivision plan shall include all

1 of the following:

2 (a) A cover sheet. **THE COVER SHEET SHALL LIST ALL DOCUMENTS**
3 **INCLUDED IN THE CONDOMINIUM SUBDIVISION PLAN AND CONTAIN A NOTICE**
4 **THAT READS SUBSTANTIALLY AS FOLLOWS:**

5 THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN
6 DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED
7 DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART
8 OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY
9 FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL
10 SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING
11 DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY
12 AFFAIRS.

13 (b) A survey plan. **THE SURVEY PLAN SHALL BE SIGNED AND SEALED**
14 **BY THE LICENSED PROFESSIONAL SURVEYOR PREPARING THE BOUNDARY SURVEY**
15 **FOR THE CONDOMINIUM PROJECT.**

16 (c) A floodplain plan, if the condominium lies within or abuts
17 a floodplain area.

18 (d) A site plan.

19 (e) A utility plan.

20 (f) Floor plans.

21 (g) The size, location, area, and horizontal boundaries of
22 each condominium unit.

23 (h) A number assigned to each condominium unit.

24 (i) The vertical boundaries ~~and volume~~ for each unit comprised
25 of enclosed air space.

26 (j) Building sections showing the existing and proposed
27 structures and improvements including their location on the land.

1 Any proposed structure and improvement shown shall be labeled
2 either "must be built" or "need not be built". To the extent that a
3 developer is contractually obligated to deliver utility conduits,
4 buildings, sidewalks, driveways, landscaping, ~~and~~ OR an access
5 road, ~~the same~~ **THESE ITEMS** shall be shown and designated as "must
6 be built", but the obligation to deliver ~~such~~ **THESE** items exists
7 whether or not they are so shown and designated.

8 (k) The nature, location, and approximate size of the common
9 elements.

10 (l) Other items the administrator requires by rule.

11 (3) Condominium subdivision plans shall be numbered
12 consecutively when recorded by the register of deeds and shall be
13 designated "_____ county condominium subdivision plan number
14 _____".

15 (4) The developer shall complete all structures and
16 improvements ~~labeled~~ **DESIGNATED** pursuant to subsection (2)(j) "must
17 be built".

18 Enacting section 1. This amendatory act takes effect 90 days
19 after the date it is enacted into law.