

SENATE BILL No. 309

April 30, 2015, Introduced by Senators STAMAS, SCHMIDT, ANANICH and BRANDENBURG and referred to the Committee on Local Government.

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~~ **PROFESSIONAL** surveyor, or
4 **PROFESSIONAL** engineer ~~licensed to practice~~ and shall bear the
5 signature and seal of ~~such~~ **THE LICENSED** architect, ~~and~~
6 **PROFESSIONAL** surveyor, or **PROFESSIONAL** engineer. The condominium
7 subdivision plan shall be reproductions of original drawings.

8 (2) A complete condominium subdivision plan shall include all
9 of the following:

10 (a) A cover sheet. **THE COVER SHEET SHALL LIST ALL DOCUMENTS**
11 **INCLUDED IN THE CONDOMINIUM SUBDIVISION PLAN AND CONTAIN A NOTICE**

1 THAT READS SUBSTANTIALLY AS FOLLOWS:

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

9 (b) A survey plan. THE SURVEY PLAN SHALL BE SIGNED AND SEALED
10 BY THE LICENSED PROFESSIONAL SURVEYOR PREPARING THE BOUNDARY SURVEY
11 FOR THE CONDOMINIUM PROJECT.

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

14 (d) A site plan.

15 (e) A utility plan.

16 (f) Floor plans.

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

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

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

22 (j) Building sections showing the existing and proposed
23 structures and improvements including their location on the land.
24 Any proposed structure and improvement shown shall be labeled
25 either "must be built" or "need not be built". To the extent that a
26 developer is contractually obligated to deliver utility conduits,
27 buildings, sidewalks, driveways, landscaping, ~~and~~ OR an access

1 road, ~~the same~~ **THESE ITEMS** shall be shown and designated as "must
2 be built", but the obligation to deliver ~~such~~ **THESE** items exists
3 whether or not they are so shown and designated.

4 (k) The nature, location, and approximate size of the common
5 elements.

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

7 (3) Condominium subdivision plans shall be numbered
8 consecutively when recorded by the register of deeds and shall be
9 designated _____ county condominium subdivision plan number
10 _____.

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

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