

Legislative Analysis



ZONING RESIDENTIAL PARKING

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<http://www.house.mi.gov/hfa>

House Bill 6095 as reported from committee

Sponsor: Rep. Cynthia Neeley

Committee: Economic Development and Small Business

Complete to 12-7-24

Analysis available at
<http://www.legislature.mi.gov>

SUMMARY:

House Bill 6095 would amend the Michigan Zoning Enabling Act to prohibit a zoning ordinance from requiring the provision of more than 1.5 parking spaces per dwelling unit for a residential use of property.

MCL 125.3205d

BRIEF DISCUSSION:

According to committee testimony, parking minimums for housing developments can add costs of up to \$20,000 per unit, which has limited the size of some housing developments and stopped others from being built. Supporters of House Bill 6095 argue that, with Michigan currently facing a housing shortage of 200,000 units, parking should not be prioritized over providing people with much-needed housing. They believe that some basic state-level regulations are necessary, and a parking maximum of 1.5 spaces per unit is a compromise that would remove barriers to increasing the housing supply without reducing property values.

Opponents of the bill argue that it would take away municipalities' ability to address community-specific needs through local zoning and would instead prescribe a one-size-fits-all approach. They argue that parking minimums do not create barriers for developers, and parking maximums are not practical in rural communities and communities without good public transit. Opponents suggest that better solutions to the housing shortage could include requiring municipalities to update their zoning laws every 10 years, prioritizing local governments that pursue zoning reform for state housing grants, and retrofitting vacant office space for housing.

FISCAL IMPACT:

The bill would have no fiscal impact on the state or local units of government.

POSITIONS:

Representatives of the following entities testified in support of the bill (12-3-24):

- Abundant Housing Michigan
- Climate Cabinet
- Communities First Inc.
- Home Builders Association of Michigan
- Housing North
- Michigan Association of Planners
- Michigan Realtors

The following entities indicated support for the bill (12-3-24):

- Apartment Association of Michigan
- Community Economic Development Association of Michigan
- Grand Rapids Chamber
- Mackinac Center for Public Policy
- Michigan Environmental Council
- Michigan League of Conservation Voters
- Natural Resources Defense Council
- Rental Property Owners Association of Michigan

Representatives of the following entities testified in opposition to the bill (12-3-24):

- City of Dexter
- Michigan Municipal League
- Michigan Townships Association

The City of Wyoming indicated opposition to the bill. (12-3-24)

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