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House Bill 4081 (Substitute H-1 as passed by the House)  
Sponsor: Representative Jay DeBoyer  
House Committee: Regulatory Reform  
Senate Committee: Local Government

Date Completed: 6-9-25

## **CONTENT**

**The bill would amend Section 108 of the Land Division Act to do the following:**

- **Increase, from four to 10, the number of parcels that the first 10 acres of a parent parcel or tract could be divided into beginning one year after the bill's effective date.**
- **Allow a municipality to authorize the further partitioning of land into more parcels or tracts than allowed under Section 108 if the land met standards established by the municipality beginning one year after the bill's effective date.**

The bill would take effect one year after its enactment.

Section 108 of the Act prescribes requirements for divisions of parcels or tracts of land. Among other division requirements, Section 108 requires that the first 10 acres or fraction thereof of a parent parcel or parent tract (a parcel or tract before it is split) be divided into four or fewer separate parcels.

Under the bill, the first 10 acres of a parent parcel or tract or fraction thereof could be divided into the following number of parcels:

- Beginning on the bill's effective date, until one year after that date, four parcels.
- Beginning one year after the bill's effective date, 10 parcels.

(The Act defines "parcel" as a contiguous area or acreage of land. "Tract" means two or more parcels that share a common property line and are under the same ownership. "Plat" means a map or chart of a subdivision of land.)

Finally, beginning on the bill's effective date, the bill would allow a municipality or county that had authority to approve the division of parcels under Section 109 to authorize by ordinance the further partitioning or splitting of a parcel or tract into a greater number of parcels or tracts than otherwise authorized by Section 108. A parcel or tract created by an ordinance as described above could not be further partitioned or split without being subject to the platting requirements of the Act.

(Section 109 describes the criteria that must be met to approve an application for a proposed division. Generally, these requirements include an accurate legal description of the parcel, size requirements for the parcel, that the resulting parcel be accessible, that each resulting parcel has adequate easements for public utilities, and that fees are paid.)

MCL 560.108

## **PREVIOUS LEGISLATION**

*(This section does not provide a comprehensive account of previous legislative efforts on this subject matter.)*

The bill is similar to Senate Bill 480 of the 2023-2024 Legislative Session. Senate Bill 480 passed the Senate and was reported from the House Committee on Local Government and Municipal Finance but received no further action.

Legislative Analyst: Alex Krabill

## **FISCAL IMPACT**

The bill would have an indeterminate fiscal impact on the State and local governmental units. The bill would increase the parceling of property. If these individual parcels generated more tax revenue collectively than as part of the original parcel this would lead to a positive fiscal impact for the State and the local government unit; however, if individually the parcels generated less tax revenue collectively than as part of the original parcel this would lead to a negative fiscal impact for the State and the local government unit.

Fiscal Analyst: Bobby Canell

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.