

## Lansing Legislative Update – April 2021

### Legislative Update:

**Short-Term Rental Protection:** Legislation introduced amending the Michigan Zoning Enabling Act to clarify that a short-term rental of one's property is residential in nature, as long as the time in which it is in use is no more than 30 consecutive days. These properties will not be subject to special use or conditional use permits different from those required for other dwellings within that same zone. The bills emphasize that this use does not make this a commercial property and does not prohibit local regulation as agreed upon within local governments. These bills prohibit the outright ban of short-term rentals in the State of Michigan.

[HB 4722](#) – Rep. Lightner (R-Springport)

Senate Bill will be introduced next week.

Status: House Commerce and Tourism Committee.

**First-Time Home Buyers Savings Account (FTHBSA):** These bills create a tax-incentivized savings vehicle for a first-time home purchase in the State of Michigan. The account can be opened in the name of an individual or a beneficiary with an annual tax deduction and tax-free growth, as long as it is used for the purposes of the account. There is a \$50,000 investment cap over the 20-year life of the account. The bills passed both the House and Senate Floor with overwhelming support. The bills now move to their counterpart chamber to receive final votes, before landing on Governor Whitmer's desk for her signature.

[HB 4289 & 4290](#) – Rep. Damoose (R-Harbor Springs) & Rep. Manoogian (D-Birmingham)

[SB 145 & 146](#) – Sen. Horn (R-Frankenmuth) & Sen. Runestad (R-White Lake)

Status: Moving to Final Votes in the Counter Chamber.

**Veteran and Active-Duty Licensure Reciprocity:** These bills create a pathway to professional licensure reciprocity in Michigan for out-of-state Active Duty, Veteran, Reserves, or Uniformed Services within the United States Military. The scope of reciprocity would extend to a surviving spouse or surviving child under 26 years of age.

[HB 4376 & 4377](#) – Rep. Schroeder (R-Independence Township) & Rep. Anthony (D-Lansing)

[SB 157 & 158](#) – Sen. Hollier (D-Wayne County) & Sen. Bizon (R-Battle Creek).

Status: Moving to Final Votes in the Counter Chamber.

**Abandoned Mobile Home Titling:** This Legislation outlines a new process by which a mobile home park owner may take possession of an abandoned mobile home within their community. More importantly, the bill includes language to reestablish the surety bond process for taking possession of a new title to a mobile home located outside of a park.

[HB 4304](#) – Rep. Hertel (D-St. Clair Shores)

Status: House Floor / On Second Reading.

### Michigan Housing Coalition:

For the coalition's bill introductions and summaries, please visit <https://housingmichigan.weebly.com/supported-legislation.html>.