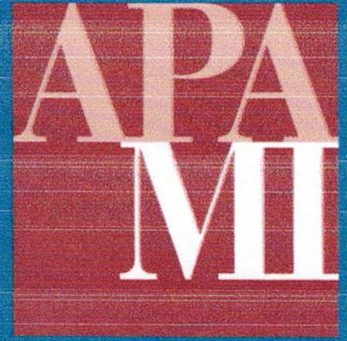


Michigan Association of Planning

Legislative Alert

URGENT



Legislation Alert | Action Requested | Oppose HB 4081

HB 4081 ([LINK TO BILL](#)) is on the House Committee on Regulatory Reform's agenda for Thursday March 13, 2025 at 9:00 a.m. and action to move it out of committee is expected.

MAP opposes HB 4081 (Rep DeBoyer), Land Divisions, and urges you to reach out to your legislator to oppose the bill, too. The bill circumvents the platting process for a large number of lots in rural areas; allows 10 splits instead of 4 as a starting threshold; allows property owners to create an indefinite additional number of splits with no cap at any time based on local ordinance; and removes important protections that are provided by the platting process.

We urge you to reach out to House Committee members <https://www.house.mi.gov/Committee/REGU/2021-2022> today and oppose this bill.

This bill:

- Has the real potential to create substantially more parcels that cannot meet standards for onsite septic and water, resulting in unbuildable parcels and leaving purchasers wishing to build a home at a loss.
- Could overwhelm local municipal record keeping. Assessors already are challenged to keep up with local divisions, and the bill would make recordkeeping problems worse, and introduce unresolved issues likely requiring court litigation to resolve.
- Will lead to increased infrastructure costs for communities to construct new infrastructure systems or may add increased pressures and costs to maintain and expand undersized or max-capacity systems in rural areas
- Would change the numeric formula that many municipalities have built into their zoning ordinances for the open space provisions of the zoning enabling act.
- Would undermine agricultural and forest protection.
- Would not significantly deter the use of the condominium act.
- Does nothing to bring down the cost of housing.

There are too many unintended consequences to the public and municipalities if this bill is enacted. MAP supports efforts to streamline the platting process in the Land Division Act, but opposes SB 23 because it completely circumvents the platting process while allowing a large number of lots in rural areas. There are methods to improve the Land Division Act that MAP is ready to discuss with partners in the legislature and other stakeholders that would address our deep concerns with the unintended consequences of the bill as drafted.

1919 West Stadium Boulevard, Suite 4
Ann Arbor, MI 48103

Tel: 734.913.2000 | Fax: 734.913.2061 | Email: info@planningmi.org