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Mayor and Council –

Please see this update from the Michigan Municipal League regarding some legislation that was just introduced. The proposed bills would do significant harm to cities, villages, and Townships by removing local control over housing types, density, minimum lot sizes, etc. I will be sharing my disappointment with our state officials in the coming days.

- Victor

Good afternoon,

Moments ago, four bills were introduced in the House as part of a broader nine bill package to preempt local zoning authority. The bills introduced today are also now posted to be heard before the Regulatory Reform Committee tomorrow morning at 9 a.m. We anticipate that the remaining five bills in this package will be introduced in the coming days. Specific details are listed below.

We are asking for your immediate help in opposing this proposal. We must make our voices heard before it is too late.

Championed by Representative Kristian Grant (D-Grand Rapids) and Representative Joe Aragona (R-Clinton Township), the bill package would significantly restrict local authority by preempting local decision-making on key zoning issues, including duplexes, accessory dwelling units (ADUs), minimum setbacks, lot sizes, and dwelling unit sizes.

The Legislature must not preempt local authority. Citizens and their elected local leaders should not be prohibited from engaging in vigorous debate on matters that impact them. This is the foundation of democracy itself.

Please contact your legislators and urge them to oppose any effort to restrict local decision-making. Emphasize the importance of the following:

- **Local decision-making empowers residents.** It allows for the creation of policies that reflect community needs.
- **Local reform produces durable outcomes.** Michigan's diverse communities require flexibility, not artificial statewide mandates.

- **Accountability is clearest at the local level.** Residents know who makes decisions and can participate directly and influence outcomes.
- **Zoning is democracy in practice.** It empowers communities to manage housing, infrastructure, local economic growth, and neighborhood character.
- **Preempting local authority destroys trust.** Strong, nonpartisan local governance keeps decision-making closest to the people it serves.

Legislative Bill Package

Introduced:

- **HB 5529 (Grant) Land Division Act Lot Size:** Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the subdivision is accessible and will be served by public water and sewer
- **HB 5530 (Wortz) Lot Size:** Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and sewer.
- **HB 5531 (Neeley) Study Requirements:** Allows local units of government to require reasonably necessary studies in reviewing a site plan application. Limits circumstances of when additional information can be required for the same application after initial approval. Creates a 60-day decision shot clock after receipt of a site plan for a local unit of government.
- **HB 5532 (Aragona) Protest Petitions:** Expands the qualifying petition area to 300 ft and sets a 60% signature threshold.

To Be Introduced:

- **Duplex by Right:** Creates a statewide definition of “duplex.” Mandates duplexes are a permitted use in any district where single family residences are allowed and not subject to any procedures different from a single-family residence.
- **Parking Requirements:** Mandates parking requirements at no more than one space per dwelling unit for multifamily residential use of property. Allows mobile homes in any residential zone.
 - **“Mobile home”** *means a structure that is transportable in 1 or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.*

- **Accessory Dwelling Units:** Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and not subject to a public hearing. ADUs are prohibited from density calculations, additional parking requirements, and owner occupancy requirements. Allows mobile homes in any residential zone.
- **Setback Requirements:** Mandates setback requirements at 15 feet or less from the front property line and five feet from the side or rear for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area.
- **Dwelling Size:** Prohibits a minimum area requirement greater than 500 square feet for a dwelling.

Supporters of preemption often point to declining permits, rising home prices, and regulatory costs as justification for statewide mandates. While these pressures are real, they are driven by broader economic forces including the housing crash, rising labor and material costs, high interest rates, and complex market dynamics that go far beyond local zoning. Sweeping mandates oversimplify the problem and ignore the unique needs and circumstances of Michigan’s diverse communities.

Thank you for taking the time to advocate for your community by voicing your opposition. Your engagement will lead to our success. If you have any questions, please do not hesitate to reach out to Jen Rigterink at jrigterink@mml.org or John LaMacchia at jlamacchia@mml.org.

Join us on social!



Michigan Municipal League, 1675 Green Road, Ann Arbor, MI 48105, USA, 734-662-3246

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