

# MICHIGAN REALTORS®

## Michigan Housing Readiness

Building More Homes. Lowering Costs. Strengthening Communities.

### WHY IT MATTERS

Michigan communities are experiencing a growing housing shortage that affects affordability and limits options for residents of all ages. This legislative package updates Michigan's zoning laws to create a more efficient, predictable, and transparent development process. The reforms aim to balance local decision-making with the need for communities to accommodate a range of housing choices that reflect changing economic and population needs.

### KEY REFORMS

#### DUPLEX BY RIGHT

(House Bill 5584)

Permits duplexes by right in single-family residential zones within or adjacent to metropolitan statistical areas, while providing a clear statewide definition of a duplex.

#### SMARTER PARKING RULES

(House Bill 5582)

Caps mandatory parking requirements at no more than one space per dwelling unit. This lowers costs for builders and families, encourages more walkable neighborhoods and prevents outdated rules from limiting new housing.

#### MODERNIZING PROTEST PETITION PROCESS

(House Bill 5532)

Clarifies and modernizes the local protest petition process to better reflect community sentiment and provide consistency for local decision-makers. Expands the petition area to 300 feet while setting a clear 60% signature threshold, helping ensure that petitions represent broad neighborhood input before a supermajority vote is required by the local council.

#### SETBACK REQUIREMENTS

(House Bill 5582)

Defines setback requirements in metropolitan statistical areas at 15 feet from the front property line and five feet from the sides and rear. This helps use land more efficiently, while still allowing exceptions for sensitive areas like marshes or waterways.

#### REASONABLE DWELLING SIZE

(House Bill 5581)

Caps minimum dwelling size requirements at 500 square feet in metropolitan statistical areas statewide. This makes it easier to build smaller, more affordable starter homes and apartments where large land parcels may not be abundant.

#### MAXIMUM LOT SIZE

(House Bills 5529 & 5530)

Caps lot size requirements for single-family homes in metro areas at 1,500 square feet. This prevents excessive land mandates that drive up housing costs.

#### ACCESSORY DWELLING UNITS (ADUS)

(House Bill 5585)

Defines ADUs and allows them by right on parcels with single-family homes. Caps setbacks at five feet, prohibits additional parking mandates and allows ADUs to be built on- or off-site. This expands options for seniors, students and families

#### CLARIFYING DEVELOPMENT STUDY REQUIREMENTS

(House Bill 5531)

Creates fair standards for local governments to request studies during development reviews. Limits repeat or unnecessary study demands, sets clear timelines for decisions (60 days) and ensures site plans must be approved if they meet zoning, planning and state/federal requirements.