

Michigan Township **INSIGHT**

November 5, 2021

Contact your state senator today in opposition to HB 4722

Townships will have their zoning authority preempted and will be prohibited from regulating short-term rentals under [House Bill 4722](#). Passed by the House last week, **the Senate is expected to take the bill up by Nov. 10**. This is an assault on all townships'—and their residents'—ability to have a say in issues impacting their neighborhoods and quality of life. Many communities across the state have worked hard to enact measures balancing the needs of long-term residents and those of vacationers, as well as ensuring affordable housing.



Townships and other local governments plan, shape and preserve the quality of life for their residents through zoning. **House Bill 4722 eliminates your township's authority** to regulate and **creates a one-size-fit-all approach** in favor of short-term rentals. [Contact your state senator](#) to ask them to oppose HB 4722.

Under the bill, short-term rentals:

- **would NOT BE considered a commercial use** of property.
- **would be a permitted use in ALL residential zones**—without a special land use permit.
- could only be subject to procedures that would be applied to individual residences.
- would require permitting of a **minimum of 30% of existing residential units** as short-term rentals in each community—nearly one out of every three residences at minimum would be short-term rentals.

Short-term rentals are *not* the same as owner-occupied or long-term rental homes—short-term rentals conduct commercial activity like hotels, motels and bed and breakfasts. Without regulation, local officials are faced with complaints including issues such as noise, parties, parking and garbage.

If your township does not have short-term rentals, your engagement is still needed; [call your state senator](#) **before Nov. 10** as local zoning authority will be diminished under this detrimental legislation.