House Bill 5529 (Rep. Kristian Grant) — Land Division Minimums
Prohibits municipalities from establishing a minimum parcel size of more than 1,500 square feet for a parcel with a detached single-family residence that will be served by public water and sewer.

House Bill 5530 (Rep. Jennifer Wortz) — Lot Size Minimums
Prohibits municipalities from establishing a minimum parcel size of more than 1,500 square feet on land zoned for a detached single-family residence that will be served by public water and sewer.

House Bill 5531 (Rep. Cynthia Neeley) — Site Plan Reviews & Shot Clock
Requires local governments to develop and provide blank site plan application forms. Local governments could require any studies or other documents that are reasonably necessary to evaluate the proposal's nature, scope, and intensity as part of their review of the application.

After initial site plan approval, a local unit of government could not require the applicant to submit additional studies or other documents for the same application, or revise previously submitted studies or documents, unless necessary.

If the applicant seeks a change in the approved site plan, the local government cannot require additional studies or documents unless reasonably necessary for ensuring code compliance or addressing a public health or safety concern. The local government could not request additional studies or documents to impose new or additional requirements unrelated to the change or to reopen issues previously reviewed and approved.

Under the bill, local governments must decide on whether to approve, reject, or conditionally approve a site plan within 60 days of receiving the application. If rejected or conditionally approved, the decision must also include the specific reasons why and how it can be appealed.

House Bill 5532 (Rep. Joseph Aragona) — Protest Petitions
Currently, an amendment to a zoning ordinance by a city or village is subject to a protest petition. If a protest petition is submitted, then approval of the amendment requires a 2/3 vote of the legislative body.

If a zoning ordinance amendment increases the authorized number of dwelling units, the bill would require a protest petition to be signed by either or both of the following:

- The owners and any tenants of at least 60% of the area of land included in the proposed change
- The owners and any tenants of at least 60% of the area of land included within an area extending outward 300 feet from any point on the boundary of the land included in the proposed change

This is increased from 20% of owners or tenants in both cases, and an increase from 300 feet to 100 feet for the boundary of land included in the proposed change.

The bill also would add a requirement that the city or village clerk verify the land ownership of petition signers and otherwise determine the adequacy of the petition.

House Bill 5581 (Rep. Tom Kunse) — Dwelling Size Minimums
A zoning ordinance must not impose a minimum area requirement of greater than 500 square feet for a dwelling.

House Bill 5582 (Rep. Kristian Grant) — Parking Minimums & Mobile Homes
A zoning ordinance must not require more than one parking space, including guest parking, per dwelling unit for a multifamily residential use of property.

A zoning ordinance must not exclude mobile homes from residential zones, including for any aesthetic or material restrictions that aren't necessary for safety or are primarily intended to exclude them.

House Bill 5583 (Rep. Matt Longjohn) — Setback Minimums
For local units located in whole or in part within a Metropolitan Statistical Area (MSA) or adjacent to an MSA, zoning cannot require setbacks larger than:

- Front: 15 feet
- Side or rear: 5 feet

Allows up to a 25-foot setback from wetlands, inland lakes or streams, and high-water marks for the Great Lakes and Lake St. Clair.

House Bill 5584 (Rep. Joey Andrews) — Duplexes
Defines a duplex as a single building that contains two separate residential units on a single parcel, whether the separation is horizontal or vertical.

A duplex is a permitted use in any district in which a single-family residence is permitted, and the duplex is subject to the same permitting procedures as a single-family residence. No requirements related to the bulk or size of buildings that prevent the construction of duplexes with at least 1,000 square feet of habitable floor space per residential unit are permitted.

Zoning ordinances must not:

- Require the provision of more than one parking space, including guest parking, per residential unit for a duplex
- Require any aesthetic or material restrictions that are more restrictive than those applied to single-family residences.

A local government may adopt and enforce reasonable setbacks, dimensional, design, and permitting requirements for duplexes. However, such requirements must not be adopted for the purpose of prohibiting the construction or maintenance of duplexes.

House Bill 5585 (Rep. Luke Meerman) — Mobile Homes & Accessory Dwelling Units
A zoning ordinance must not exclude mobile homes from residential zones, including for any aesthetic or material restrictions that aren't necessary for safety or are primarily intended to exclude them.

Defines an accessory dwelling unit (ADU) as a secondary dwelling unit, whether constructed on-site or off-site, that is incidental to another dwelling unit located on the same parcel.

ADUs cannot be subject to discretionary approval or a public hearing if the following conditions are met:

- The ADU is not larger than either:
  - 800 square feet
  - 75% of the gross square footage of the incidental dwelling
- The ADU and incidental dwelling are set back at least 5 feet from the rear and side property lines
- The ADU is in a district where residential use is permitted
- The ADU is constructed in one of the following ways:
  - Within the current dwelling
  - Attached to or sharing a wall with the current dwelling
  - A separate structure on a parcel with the current dwelling

Further regulations on ADUs:

- In any zoning district with a maximum dwelling unit density, an ADU must be excluded from the calculation of the dwelling unit density
- An ADU is not subject to a parking space requirement
- ADUs are not subject to design, aesthetic, height, or placement requirements that are more restrictive than those applied to the incidental dwelling
- ADUs cannot be restricted to owner-occupancy requirements
- ADUs cannot be restricted from having a basement or be required to have a basement