

May 1, 2019

Anderson House Office Bldg.  
House Office Building  
Lansing, MI 48933

Representatives,

I am writing today in opposition to HB 4046, which seeks to eliminate the local government's regulation of short-term rentals. I am a practicing planner in the Lansing region and a resident of Grand Rapids as well as a board director for the Michigan Congress for the New Urbanism. Having lived and worked in many communities throughout Michigan, I see numerous negative consequences to this proposed bill, some of which I have listed below:

- Many Michigan communities require rental property registration or inspections. This legislation would allow for rental terms of less than 28 days at a time, which would allow landlords to require a tenant to sign a lease with a revolving term of 28 days, stripping the occupant from many protections that the local government would otherwise provide, including but not limited to basic health safety measures.
- Many communities struggle to provide enough affordable housing or rental housing to support low and middle income residents. Short term rentals would further reduce that supply. Additionally, short term rentals can increase the cost of housing for existing residents and neighborhoods, which would bring an entirely new set of affordability challenges to the community and local government.
- HB 4046 opens the door to other short term residential uses which would otherwise require permits or special land use considerations like a community correction center, resident homes, halfway houses, prisoner release housing, and other residential uses that, for good reason, require additional oversight.
- Individually rented rooms would increase neighborhood on-street parking and traffic, particularly harmful in dense neighborhoods, especially those implementing complete streets and other multi-modal transportation techniques.

Short-term rentals can provide communities in a positive way if and only when they are tailored to individual community needs and challenges. Denying local governments of their ability to regulate - or decision not to regulate, would be compromising the Home Rule City Act as well as the Michigan Zoning Enabling act and would prohibit customized policy that serve our diverse regions best.

Please add my comments and concerns to the official committee record for House Bill 4046.

Respectfully,



Stephanie Balke