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**TO:** The Honorable Detroit City Council

**FROM:** David Whitaker, Director  
Legislative Policy Division Staff

**DATE:** March 16, 2026

**RE:** RESOLUTION OPPOSING MICHIGAN HOUSE BILLS 5529-5532

Council Member Scott Benson and President has requested that the Legislative Policy Division provide a resolution formally opposing Michigan House Bills 5529, 5530, 5531, 5532.

Please reach out to our office if you need any further assistance.

## **COUNCIL MEMBER SCOTT BENSON**

### **RESOLUTION OPPOSING MICHIGAN HOUSE BILLS 5529-5532**

- WHEREAS** Representatives Kristian Grant (D-Grand Rapids), Jennifer Wortz (R-35<sup>th</sup> District), Cynthia Neeley (D-Flint), and Joseph Aragona (R-Clinton Township) have proposed a package of bills in the Michigan House of Representatives that preempt the ability of local governments to oversee and regulate housing developments in their communities; and
- WHEREAS** House Bills 5529 and 5530 amend the Land Division Act and the Zoning Enabling Act to prohibit municipalities from establishing a minimum parcel size of more than 1,500 square feet for a parcel with a detached single-family residence, or a parcel that is zoned as a single-family residence, that will be served by public water and sewer; and
- WHEREAS** House Bill 5531 requires local governments to develop and provide blank site plan application forms, and after initial site plan approval a local government would be unable to require additional information unless they demonstrate necessity while also limiting the ability of local governments from requiring additional information for site plan changes and imposing a 60-day limit to approve site plans; and
- WHEREAS** House Bill 5532 makes it more difficult to file a protest petition for a zoning amendment that increases the authorized number of dwelling units by requiring the signatures of 60% of owners within 300 feet where it previously required the signatures of 20% of owners within 100 feet; and
- WHEREAS** Proponents of these bills state that the intent is to cut down on red tape and remove burdens for housing development in order to increase the housing supply; and
- WHEREAS** While there has been an acknowledgment across virtually all levels of government that increasing the housing supply, particularly affordable housing, is an urgent priority that will likely require local zoning procedures to be expedited, these bills continue the long pattern of sweeping, broad state legislation that stifles the ability of local governments to address local issues in ways that are particularly suited to the unique characteristics and circumstances of their communities; and
- WHEREAS** Preemption, when narrowly applied, can be a useful tool to create necessary uniformity and minimum standards, however in Michigan it has been used to decimate local regulation of entire sectors as it did when the Michigan legislature passed the Government Labor Regulatory Limitation Act, which stripped local governments of nearly all power to regulate employers or terms of employment including minimum wage; and
- WHEREAS** Across the U.S., state preemption has been specifically targeted to block local efforts to address workers' rights, poverty, and environmental protections; and preemption has had a

disproportionate negative impact on majority Black and brown communities, women, and immigrants;<sup>1</sup>

- WHEREAS** Issues related to zoning and land use are perhaps the least suited to one-size-fits-all approaches, as they require case-by-case consideration of the character of each neighborhood, the potential impact on nearby residents, and opportunity for public input while also balancing those considerations with the broader needs of the community; and
- WHEREAS** These bills would also likely deprive Michigan of the benefit of local governments operating as “laboratories of democracy” and creating innovative solutions that could be broadly adopted once there is a proven track record of success; and
- WHEREAS** Recognizing that this legislation inherently oversimplifies complex issues in a manner that does not account for the many diverse communities in Michigan, 1,300 local officials representing 6.2 million Michigan residents recently voiced opposition to this legislation over a 48-hour period along with organizations such as the Southeast Michigan Council of Governments (SEMCOG), the Michigan Townships Association, and the Michigan Municipal League; and
- WHEREAS** The City of Detroit stands with its regional partners in supporting housing policy that remains focused on quality, affordability, and the preservation of local decision-making authority, and supports policies such as the alternatives proposed by SEMCOG that provide genuine incentives for affordable development without undermining municipal standards; **NOW, THEREFORE BE IT**
- RESOLVED** That the Detroit City Council hereby strongly urges the Michigan legislature to oppose the passage of Michigan House Bills 5529, 5530, 5531, and 5532; **NOW, BE IT FINALLY**
- RESOLVED** That the City Clerk provide a copy of this resolution to Mayor Sheffield, the Detroit delegations of both the Michigan State House and Senate, the Southeast Michigan Council of Governments, the Michigan Townships Association, and the Michigan Municipal League.

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<sup>1</sup> [https://www.epi.org/blog/updated-epi-preemption-tracker/#:~:text=The%20Economic%20Policy%20Institute%20\(EPI\)%20has%20been,\\*\\*Preempting%20prevailing%20wage%20requirements%20for%20public%20projects\\*\\*](https://www.epi.org/blog/updated-epi-preemption-tracker/#:~:text=The%20Economic%20Policy%20Institute%20(EPI)%20has%20been,**Preempting%20prevailing%20wage%20requirements%20for%20public%20projects**)