

SB 35-39 (Blight Bills)

This collection of bills would amend various acts to provide harsher penalties for property owners committing a blight violation if the violation is ignored and fines are not paid. SB 35 will create more civil and criminal penalties for individuals who have committed a blight violation and failed to pay a fine of \$1,000 or more. It will also lower the minimum population threshold from from 2 million to 1.5 million for a county containing a city with a population of 3,300 or more to be eligible to establish an administrative hearings bureau to provide and oversee these increased penalties for blight violation.

SB 36 will allow a city zoning ordinance to provide that a person would be ineligible for rezoning, site approval, or other zoning authorization if the person did not pay a fine or costs for a blight violation. SB 37 will allow a city to provide by ordinance that a person would be ineligible for a building permit, a certificate of use and occupancy, or a variance if the person did not pay a fine or costs for a blight violation. SB 38 will allow a city to file a garnishment action if a fine or costs were ordered for a blight violation. SB 39 will allow a lien against property involved in a blight violation to be enforced and discharged by the city in the same manner as liens for delinquent taxes.

The increased penalties for blight violation will not apply to the following owners of foreclosed property: government-sponsored enterprises or the Michigan State Housing Development Authority, financial institutions, mortgage servicers that are subject to the Mortgage Brokers, Lenders, and Servicers Licensing Act, and credit union service organizations organized under Michigan or U.S. law.