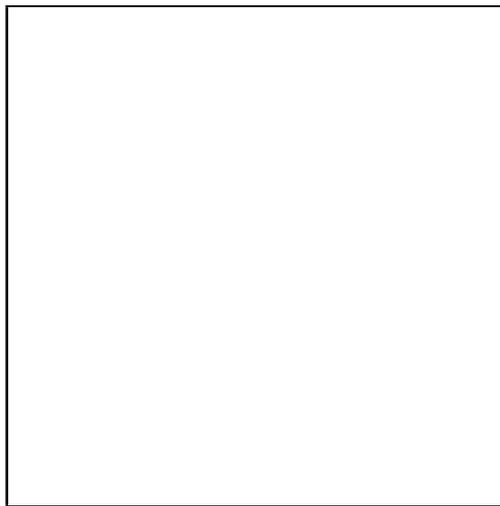
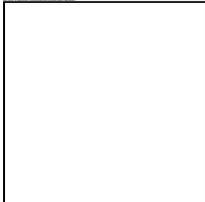


From: Michigan Townships Association <legislation-michigantownships.org@shared1.ccsend.com>

Sent: 24 February 2026 07:30

To: Joseph Rizk <jrizk@viennatwpgc.gov>

Subject: Reminder: MTA ACTION ALERT: Urgent! Local decision-making at risk



ACTION ALERT

**Your Signature is Needed to Protect Local Decision-Making
and Community-Led Housing Solutions**



**As township leaders, it is important to stand united in opposition to zoning
preemption legislation** recently introduced in the Michigan House of
Representatives and currently before the Regulatory Reform Committee. House

Bills 5529 through 5532, along with related proposed legislation, if enacted, would **strip locally elected officials of their decision-making authority, dismiss years of community planning work, and amount to a clear override from Lansing on local voices and voter-backed decisions.**

MTA is asking for your immediate help in opposing this proposal.

The legislation would significantly restrict local authority by preempting local decision-making on key zoning issues, including duplexes, accessory dwelling units (ADUs), minimum setbacks, lot sizes, and dwelling unit sizes. (A summary of the bills is below). Citizens and locally elected leaders engage in vigorous debate on matters that impact them every day in a transparent and participatory process. State preemption lacks that same accountability.

[Click here](#) to read our joint letter of opposition, add your signature, and join efforts to protect local decision-making. We are seeking as **many signatures as possible in advance of a Tuesday press conference**, where MTA, local leaders and organizations representing local government will be voicing our opposition.

Join us in opposition!

[Sign Letter of Opposition](#)

[Legislative summary](#)

Bill introduced:

- [HB 5529—Lot Size](#), sponsored by Rep. Kristian Grant: Prohibits local ordinances from requiring a minimum parcel or lot size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public sewer and public water. The bill is co-sponsored by Reps. Joe Aragona, Reggie Miller, Carrie Rheingans and Stephen Wooden.
- [HB 5530—Lot Size](#), sponsored by Rep. Jennifer Wertz: Prohibits a minimum parcel size greater than 1,500 square feet for detached single-family residence where the parcel is accessible and will be served by public water and public sewer. The bill is co-sponsored by Reps. Joe Aragona, Kristian Grant, Carrie Rheingans and Stephen Wooden.
- [HB 5531—Study Requirements](#), sponsored by Rep. Cynthia Neeley: Creates a 60-day decision shot clock after receipt of an application by a local unit of government, ***even an incomplete application***. Permits local units of government to require reasonably necessary studies in reviewing a site plan application but limits when additional information can be required for the same application after initial studies are requested. Limits circumstances of when additional information can be required for the same application after initial approval. Co-sponsored by Reps. Kristian Grant, Reggie Miller and Carrie Rheingans.

Bills pending introduction:

- **Duplex by Right:** Creates a statewide definition of “duplex.” Mandates duplexes are a permitted use in any district where single-family residences are allowed and not subject to any procedures different from a single-family residence.
- **Parking Requirements:** Mandates parking requirements at no more than one space per dwelling unit for multi-family residential use of property and allows mobile homes in any residential zone.
 - ***“Mobile home”*** means a structure that is transportable in one or more sections, built on a chassis, and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained in the structure.
- **Accessory Dwelling Units:** Creates a statewide definition of “accessory dwelling unit” (ADU). Mandates ADUs are permitted by right in residential zoning districts and **not subject to a public hearing**. ADUs are prohibited from density calculations, additional parking requirements and owner occupancy requirements. Also allows mobile homes in any residential zone.
- **Setback Requirements:** Mandates setback requirements at **15 feet or less from the front property line and five feet from the sides and rear** for dwellings or outbuildings if the local unit of government is located in whole or part within a metropolitan statistical area (MSA) or is located adjacent to a MSA area. This would impact 662 townships in Michigan.
 - A [metropolitan statistical area](#) is determined by the decennial census (updated April 10, 2025) and there are 16 MSAs in the state
- **Dwelling Size:** Prohibits a minimum area requirement greater than 500 square feet for a dwelling.

Supporters of preemption often point to declining permits, rising home prices and regulatory costs as justification for statewide mandates. While these pressures are real, they are driven by broader economic forces including the housing crash, rising labor and material costs, high interest rates, and complex market dynamics that go far beyond local zoning. **Sweeping mandates oversimplify the problem and ignore the unique needs and circumstances of Michigan's diverse communities.**

MTA remains committed to working with lawmakers to find solutions to provide affordable housing and preserve local authority as communities must balance housing, infrastructure, economic growth, community identity and natural resources.

MTA also asks you to contact your [state representative](#) to ensure residents and locally elected leaders have the freedom to engage in vigorous debate on matters that impact their community every day.

Thank you for taking the time to advocate for your community by voicing your opposition. **Your engagement is critical to our efforts to retain local decision-making.**

Michigan Townships Association | 512 Westshire Drive, Lansing, MI 48917

michigantownships.org



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