



Section ci - Sample Provision Excerpt (Public Preview)

Subdivision. No trailer, mobile home, tent, shack, or any other temporary living space may be placed on any lot during construction. Shipping containers or storage trailers are permitted during the duration of construction for a period not to exceed twelve (12) months, with the ability to request one renewal from

ISSUE #1

Original
d.

Control Committee.

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. ci (p. 15): Governing documents omit the mandatory written Solar Energy Policy Statement and 30-day application review window required by the Michigan Homeowners' Energy Policy Act (2024 PA 68 / HB 5028).

Statutory / Legal Reference: Michigan Homeowners' Energy Policy Act (2024 PA 68 / HB 5028, MCL 559.307 - 559.311)

Statutory Comparison: Under 2024 PA 68 (HB 5028), every homeowners association must adopt a written solar energy policy statement setting forth the association's standards for rooftop solar energy systems (which may not increase installation costs by more than \$1,000 or reduce production by more than 10%) and must approve or deny applications in writing within 30 days.

CURRENT WORDING IN DOCUMENT:

Subdivision. No trailer, mobile home, tent, shack, or any other temporary living space may be placed on any lot during construction. Shipping containers or storage trailers are permitted during the duration of construction for a period not to exceed twelve (12) months, with the ability to request one renewal from the Building Control Committee. Original d.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

In accordance with the Michigan Homeowners' Energy Policy Act (2024 PA 68), the Board shall maintain and make available to all Members a written Solar Energy Policy Statement and shall approve or deny any complete solar energy application in writing...