

# HOUSE BILL No. 4082

January 13, 2011, Introduced by Rep. Slavens and referred to the Committee on Local, Intergovernmental, and Regional Affairs.

A bill to provide for the promotion of ecologically sound improvements to residences; and to provide for the assertion of rights in these improvements with regard to homeowners' association agreements.

**THE PEOPLE OF THE STATE OF MICHIGAN ENACT:**

1           Sec. 1. This act shall be known and may be cited as the  
2 "energy-saving residential improvement act".

3           Sec. 2. A residential homeowner may make an energy-saving  
4 improvement to his or her home. For all homeowners' association  
5 agreements entered into on and after the effective date of this  
6 act, a provision of the homeowners' association agreement that  
7 requires that the association approve or allow an energy-saving  
8 improvement by a residential homeowner who is a party to the  
9 agreement is unenforceable.

1           Sec. 3. On and after the effective date of this act, a county,  
2 city, village, or township shall not require the approval of a  
3 homeowners' association before a resident is allowed to implement  
4 an energy-saving improvement.

5           Sec. 4. As used in this act, "energy-saving improvement"  
6 includes, but is not limited to, all of the following:

7           (a) Use of clotheslines on the owner's property.

8           (b) Installation of solar panels.

9           (c) Use of windmills.

10          Sec. 5. Nothing in this act shall be construed to forbid a  
11 county, city, village, or township from implementing independent  
12 requirements that may forbid or limit a residential homeowner from  
13 installation of energy-saving improvements.