

# HOUSE BILL NO. 5109

October 10, 2023, Introduced by Reps. Coleman, Rogers, Hill and MacDonell and referred to the Committee on Local Government and Municipal Finance.

A bill to amend 1978 PA 59, entitled  
"Condominium act,"  
by amending section 47 (MCL 559.147), as amended by 1987 PA 31.

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

1       Sec. 47. (1) Subject to the prohibitions and restrictions in  
2 the condominium documents, a co-owner may make improvements or  
3 alterations within a condominium unit that do not impair the  
4 structural integrity of a structure or otherwise lessen the support  
5 of a portion of the condominium project. Except as provided in  
6 **subsection (3) and** section 47a, a co-owner shall not do anything

1 ~~which~~**that** would change the exterior appearance of a condominium  
2 unit or of any other portion of the condominium project except to  
3 the extent and subject to the conditions as the condominium  
4 documents may specify.

5 (2) If a co-owner acquires an adjoining condominium unit, or  
6 an adjoining part of a condominium unit, then the co-owner may  
7 remove all or part of an intervening partition or create doorways  
8 or other apertures therein, notwithstanding that the partition may  
9 in whole or in part be a common element, so long as a portion of  
10 any bearing wall or bearing column is not weakened or removed and a  
11 portion of any common element other than that partition is not  
12 damaged, destroyed, or endangered. The creation of doorways or  
13 other apertures ~~shall~~**must** not be ~~deemed~~**considered** an alteration  
14 of condominium unit boundaries.

15 (3) **Notwithstanding any prohibitions and restrictions in the**  
16 **condominium documents, an association of co-owners may allow a co-**  
17 **owner to install electric supply equipment at a parking space that**  
18 **is allotted to the co-owner and is on the co-owner's condominium**  
19 **unit if the co-owner agrees to do all of the following:**

20 (a) **Pay the costs for the installation, maintenance, repair,**  
21 **and replacement of the electric vehicle supply equipment until it**  
22 **has been removed, and for restoration of any damages to the**  
23 **condominium unit after the electric vehicle supply equipment has**  
24 **been removed.**

25 (b) **Pay all costs associated with the electricity usage of the**  
26 **electric vehicle supply equipment.**

27 (c) **Disclose to prospective buyers of the co-owner's**  
28 **condominium unit the existence of the electric vehicle supply**  
29 **equipment and all responsibilities of the co-owner under this**

1 section.

2 (4) An association of co-owners may establish standards and  
3 requirements for the installation of electric vehicle supply  
4 equipment, including, but not limited to, the payment of the costs  
5 associated with the electricity usage of the electric vehicle  
6 supply equipment.

7 (5) As used in this section, "electric vehicle supply  
8 equipment" means a machine or other device located within this  
9 state that is supplied with electricity and is designed or used for  
10 placing or delivering electricity into the battery storage system  
11 of a motor vehicle.