Michigan Township INSIGHTS

June 26, 2026

## Governor signs bill establishing Dec. 1 as new term of office date



All elected township officials elected in a November general election will have their term of office begin no earlier than Dec. 1. Public Act 19 of 2026, sponsored by Sen. Jeremy Moss (D-Bloomfield Twp.), changes the term of office for all elected township officers to commence at noon on Dec. 1 following the officer's November election. The new law is part of a four-bill package to ensure elected officials' election results are certified prior to taking the oath of office. The package also moves the start date for all newly elected city and village officials to Dec. 1. The measure was signed into law on June 22 and had immediate effect.

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## House and Senate approve similar low-income housing program expansion bills

Legislation supported by MTA that would expand access to the Michigan State Housing Development Authority (MSHSDA)-managed Housing and Community Development Fund (HCDF) received bipartisan support this week. MSHDA leverages the HCDF to coordinate with public and private funding sources to support affordable housing developments for low-income households. Senate Bill 278 was passed by the Senate and House Bills 4539 and 4540 were approved by the House to direct MSHSDA to develop a new allocation plan for the HCDF. The plan would expand eligibility to projects serving middle-income households earning up to 120% of the area median income and remove a provision that limits funding to projects located within downtown or adjacent districts. Notably, the House version is tie-barred HB 5101, which updates requirements and increases funding for transformational brownfield housing projects, meaning they cannot take effect unless all three bills are enacted. Each chamber's bill[s] will now move to the opposite chamber where legislative leaders will negotiate which version receives final passage and will be sent to the governor.

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## Foreclosure rights changes clear committee

Two bills aimed at increasing transparency around foreclosure proceedings were reported from the House Economic Competitiveness Committee this week. House Bill 5152, sponsored by Rep. Brad Paquette (R-Niles), requires







### UPCOMING MTA TRAINING

**July 14-15:** Summer Academy, Bay Valley Resort in Bay City:
- Creating a Vision
- Linking with the Community
- Strategic Planning

**July 15:** *Now You Know* lunchtime webinar Summer Update: Legislative News from the Capitol

**Coming to three locations this August,** Hot Topics in Planning & Zoning evening workshops:
- **Aug. 18** - Frankenmuth, Bavarian Inn Lodge
- **Aug. 26** - Gaylord, Treetops Resort & Convention Center
- **Aug. 31** - Lawrence, Van Buren ISD

foreclosure sale notices and cancellations to be recorded with the county register of deeds. The bill outlines a standardized “notice of rights” disclosure, which includes a mandatory seven-day cooling-off period before signing over a deed. HB 5153, sponsored by Rep. Joey Andrews (D-St. Joseph Chtr. Twp.), outlines the conditions for a transfer of post-sale redemption rights, requiring similar disclosures and the cooling-off period before those rights can be assigned. Both bills establish financial liability for buyers or assigned purchasers who fail to provide the notice of rights and stipulate the right to the proceeds from the sale of a foreclosed property are not transferrable after the notice of foreclosure is published. The bills move to the House floor for further consideration.




## Bill to increase size of neighborhood enterprise zone

Limits on the amount of acreage of neighborhood enterprise zones (NEZs) could be increased under legislation approved by a Senate committee this week. Senate Bill 1053, introduced by Sen. Mary Cavanagh (D-Redford Chtr. Twp.), would increase subcategory maximums to 20% for a homestead facility NEZ and a rehabilitated facility NEZ, for a total allowance of 40% of the local government’s acreage included in a NEZ. Currently, local governments can designate NEZs that cover up to 30% of the total acreage within the municipality’s boundaries with the two subcategories limited to 15% of the municipality’s total acreage. Local government approval would still be required under the bill to establish an NEZ, which subjects the contained properties to a specific tax in lieu of ad valorem property taxes to encourage development and rehabilitation. The bill moves to the Senate floor for consideration.

## Apply now to become an Asset Management Champion

The Michigan Infrastructure Council is now accepting applications for the next cohort of the Infrastructure Asset Management Champions Program. The application deadline is July 31. This free virtual training begins Aug. 11 and runs through Nov. 12, 2026. Participants, including local governments, utilities, engineers, public works leaders and more, will learn how to assess their organization’s asset management maturity using the Asset Management Readiness Scale and apply best practices that extend asset life, reduce costs and improve quality of life in their community.




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## Help shape 2027 Rural Development Grant guidelines

The Michigan Department of Labor and Economic Opportunity Office of Rural Prosperity (ORP) is soliciting public input to help shape guidelines for Rural Development Fund grants in 2027. ORP uses the Rural Development Fund to distribute grants designed to support infrastructure and economic development projects in rural communities. Current guidelines may be reviewed via the Rural Development website. Submit comments by July 31 to LEO-ORP@michigan.gov, with the subject line “Rural Development Public Comment.”

## Provide input at Opportunity Zone regional stakeholder meetings

The federal government recently announced Opportunity Zones 2.0, a renewed community development tax incentive, and released the list of eligible census tracks under the program which includes rural, suburban and urban townships across both the Upper and Lower Peninsulas. Between June 30 and July 28, the Michigan Economic Development Corporation will host roundtables around the state, convening local government partners to gather input and recommendations for nominations as Opportunity Zone 2.0 tracts. A virtual option is also available on Aug. 4. Register for a meeting near you, with options in Ann Arbor, Detroit, Flint, Gaylord, Kalamazoo, Marquette, Saginaw, Sterling Heights, Traverse City and Troy.




## Elm zigzag sawfly community preparedness

The first sighting in Michigan of an elm zigzag sawfly, an invasive insect that stresses elm trees through repeated defoliation, has been confirmed by the Michigan Department of Agriculture and Rural Development. Townships should report suspected invasive species sightings to protect trees on township-owned property and to assist property owners in

protecting trees and property values in the community. Townships can also encourage residents to report any sightings, and remind community members to help prevent the spread of invasive species by inspecting vehicles and outdoor equipment after traveling, removing plant debris and soil from vehicles, and not moving firewood and other potentially infested materials. The elm zigzag sawfly feeds on elm tree leaves, making a distinctive “zigzag” pattern on leaves as they feed. Suspected infestations can be reported by using the Midwest Invasive Species Information Network online reporting tool.

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## Outdoor recreation youth mentors needed at U.P. State Fair



Outdoor enthusiasts ages 16 and older who are enthusiastic about building youth engagement in recreation are encouraged to volunteer at the Upper Peninsula State Fair in Escanaba this August. The Michigan Department of Natural Resources (DNR) is seeking volunteers interested in helping kids catch and release bluegills, shoot pellet guns or a bow and arrow, as well as staff the fire tower and greet visitors to DNR’s Pocket Park within the fairgrounds between Aug. 17 and 23. Volunteers will be trained on all activities and must pass a background check. Sign up for a shift as an individual or with your organization, business or club.

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## Updates for clerks

- A makeup opportunity for anyone who missed the 2026 election cycle training is available July 7 at 1 p.m. Register here for this final training opportunity of the cycle.
- Reminder, clerks must set up voter assistance terminals in their office or at an early in-person absentee voting site without any barriers that would prevent access for voters. Contact ADAVoting@michigan.gov with questions regarding voting accessibility.
- To assist military and overseas voters (MOVE), clerks can access multiple resources to troubleshoot the Electronic Delivery and Return Portal (EDARP). An EDARP presentation and experience guide is available via the Bureau of Elections eLearning Center. MOVE voters who experience trouble accessing the EDARP system may also be directed to elections@michigan.gov.
- Upcoming Aug. 4 election deadlines:
  - **July 6:**

    —Notice of registration must be posted in a newspaper of general circulation.

    —Optional early voting may begin

    —Notice of days and hours for early voting sites and any temporary changes to early voting sites

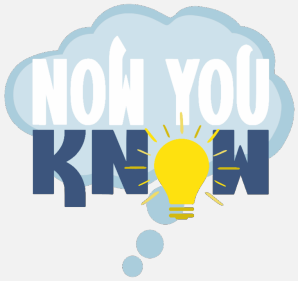
    —Qualified Voter File (QVF) must be updated with the hours the clerk’s office will be open on Saturday or

Sunday and any additional hours the clerk will be available to issue and receive absent voter ballots.

- **July 7**
—Clerks must provide notice to the Secretary of State via the QVF if they intend to tabulate AV ballots prior to Election Day (if notice is not submitted by this date, tabulation before Election Day is not permitted).

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## MTA's July webinar delivers key legislative updates in concise, convenient format




Join MTA's Government Relations Team July 15 at noon, for our next lunchtime *Now You Know* webinar, as they break down the latest developments from the Capitol. Get updates on the state budget and revenue sharing, housing preemption legislation and property tax reform—as well as preview for the fall session—all in just one hour. Can't join live? We'll record it so you can ride the legislative tide when (and where) it works for you. Click here to register online now.

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## Federal updates for week of June 23

Check out the National Association of Towns and Townships Weekly Legislative Update for the latest on federal actions impacting townships.

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MICHIGAN TOWNSHIPS ASSOCIATION

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