

MICHIGAN LAND DIVISION ACT FLOWCHART

For the division of parent parcels (those in existence on March 31, 1997) the following limits the parcels may result

- ☐ **After the division of the parent parcel, if all resulting parcels are 40 acres or more and accessible, it is considered an “exempt split” and the statute is satisfied.**
- ☐ **If any resulting parcel is less than 40 acres the following must be satisfied.**
 1. Is the *parent parcel* 10 acres or less?
 - a. If so, 4 parcels may be created unless, under local ordinance any parcel is too small, or has the wrong shape.
 2. Is the *parent parcel* more than 10 acres but not greater than 120 acres?
 - a. If so, divide the acreage by 10. How many whole parcels and fractional parcels result?
 - b. That number, plus 2, is the allowable number of parcels, unless, under local ordinance, any parcel is too small or has the wrong shape.
 3. Is the *parent parcel* over 120 acres?
 - a. If so, 12 parcels are allowed for the first 120 acres.
 - b. If so, 1 parcel is allowed for each whole 40 acres over 120.
 - c. Unless, under local ordinance, any parcel is too small or has the wrong shape
 4. Parcels of 40 acres or more do not count
 5. Additional (bonus) parcels are added under certain circumstances
 - a. If the parent parcel is at least 20 acres, and
 - b. If no new driveway accesses to an existing public road results, and
 - c. One of the resulting parcels is at least 60% of the size of the parent parcel.

** Resulting parcels, whether by exempt split or by division, may be further divided as specified in the act, but not until 10 years after the recordation date of the split or division, provided that not more than 2 parcels for the first 10 acres or fraction thereof, plus 1 for each whole 10 acres in excess of the first 10, and further not more than 7 parcels result. (10, if one is more than 60% of the area of the parcel or tract being partitioned or split) result.

Notes:

- Be sure to include the date the division was recorded at the Houghton County Register of Deeds.
- If there is a split of less than 10 acres, no parcel can have a depth of no more than 4 times the width, or smaller.
- Each new parcel must be accessible by an existing public road, if a new road is created it must be approved by the Houghton County Road Commission.