



Mackinac Island State Park Commission
Policy

Leasing

Act 451, P. A. 1994,
Part 765, Section 76504 (2)
Minutes: June 7, 1968, p. 1103-24
April 26, 1968, p. 1090
January 7, 1958, p. 473
March 18, 1988, p. 2390
January 10, 1992, p. 2670
August 29, 1992, p. 2709
Revised: September 26, 1996
Minutes: September 18, 2003, p. 3495
July 23, 2004, p. 3541
September 24, 2004, p. 3546
March 23, 2012, p. 3993
September 27, 2013, p. 4117
September 29, 2017, p. 4347
January 17, 2024, p.

Preamble:

A number of land leases for private summer homes in Mackinac Island State Park have been in effect for nearly a century, many having been issued originally by the U. S. War Department (Act 451, P.A. 1994, Part 765, Section 76504 (2). There are also two land leases for golf courses and one hotel lease of a tax reverted property.

General Policy

A lengthy explanation of leasing policy was prepared for the Attorney General in 1968 and is recorded in the minutes (June 7, 1968, p. 1103-24). Leases contain requirements for maintenance and use of the now historic properties with the objective of preserving the historic atmosphere of the area. Leases are normally renewed or transferred so long as the lessee complies with the terms of the lease. Since the houses constructed on the properties constitute personal property owned by the lessee, the Commission requires a bill of sale for the personal property to be presented when a transfer of lease is requested.

An Affidavit of Sale must be filed by seller with the Commission upon the sale of personal property on lease sites before action is requested for transfer of lease and that said affidavit be available to the Assessor of Mackinac Island for inspection on a confidential basis (Minutes, January 10, 1992, p. 2670).

LEASING

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The leasing policy was studied in 1992 by a committee and the recommendations are recorded in the minutes (August 29, 1992, p. 2715 - 2733).

Effective January 1, 2005 applications for sub-leasing of cottages located on state park leased property shall be considered only if sub-leased to one sub-lessee for a minimum of fourteen (14) consecutive days. No cottage located on state park leased property shall be sub-leased for more than twenty eight (28) days per year. Applications must be submitted to the Director at least three weeks before the Commission meeting prior to the scheduled sub-leases to receive consideration and must state the name of the sub-lessee and specify the proposed dates. (Minutes July 23, 2004, p. 3541) The Commission established a \$300.00 sub-lease fee for the purpose of administration of the program effective January 17, 2024. The fee is payable upon application to the Commission for sub-lease approval for each, minimum fourteen (14) consecutive day, sub-lease request. (Minutes September 18, 2003, p. 3495, September 24, 2004, p. 3546) No further land or lots will be leased other than those presently authorized (Minutes January 7, 1958, p. 473).

Leases are issued in duplicate, one copy to lessee, one copy for Commission files. The expiration date and due date for rentals are recorded on summary sheets. Lease fees are deposited to the Historical Facilities Revenue Funds.

The Commission established a **\$1,600 lease transfer fee for *external* sales of personal property on State Park leased land, and a \$800 lease transfer fee for *internal* sales of personal property on State Park leased land, effective January 17, 2024.** The fee is payable upon application to the commission for transfer of the lease. (Minutes January 17, 2024, p.) [See Procedures; Leases]