

HOUSE BILL NO. 4079

February 12, 2025, Introduced by Reps. Schuette, Bierlein, Kunse, Andrews, Beson, DeBoyer, Johnsen and Neyer and referred to Committee on Finance.

A bill to amend 1976 PA 225, entitled

"An act to defer the collection of special assessments on homestead properties; to provide for conditions of eligibility for such a deferment; to prescribe the powers and duties of the department of treasury, local assessing officers, and local collecting officers; to provide for the advancement of moneys by the state to indemnify special assessment districts for losses from deferment of collections; to provide for the advancement of money by the state to an owner for the repayment of loans used by the owner to pay special assessments; to provide for the collection of deferred special assessments and interest thereon, and the disposition of these collections; to make an appropriation; and to prescribe penalties,"

by amending sections 3 and 4 (MCL 211.763 and 211.764), as amended

by 1980 PA 403.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 3. (1) An owner of a homestead who is 65 years of age or
 2 older or ~~who~~ is totally and permanently disabled, **and who is** a
 3 citizen of the United States, a resident of this state for 5 or
 4 more years, and the sole owner of the homestead for 5 or more
 5 years, is eligible for the deferment of special assessments on that
 6 homestead ~~pursuant to~~ **under** this act. The owner and the owner's
 7 spouse ~~shall~~ **must** not have, ~~received~~ during the last calendar year,
 8 **total** household ~~income~~ **resources** as defined in section 508 of Act
 9 No. 281 of the Public Acts of 1967, as amended, being section
 10 ~~206.508 of the Michigan Compiled Laws,~~ **the income tax act of 1967,**
 11 **1967 PA 281, MCL 206.508,** in excess of \$8,000.00; this amount ~~shall~~
 12 **is to** be increased to \$10,000.00 for the determination of
 13 eligibility for a deferment after December 31, 1982, **and to**
 14 **\$29,619.00 for the determination of eligibility for a deferment**
 15 **after the effective date of the amendatory act that added this**
 16 **phrase.** The gross amount of the special assessment **deferred under**
 17 **this act,** exclusive of interest, ~~shall~~ **must** not be less than
 18 \$300.00.

19 (2) ~~The maximum dollar amount of household income required by~~
 20 ~~subsection (1) to be eligible for the deferment of special~~
 21 ~~assessments under this act shall be adjusted each year beginning on~~
 22 ~~January 1, 1984, pursuant to the annual average percentage increase~~
 23 ~~or decrease in the Detroit consumer price index—all items as~~
 24 ~~defined and reported by the United States department of labor,~~
 25 ~~bureau of labor statistics. The adjustment shall be made by~~
 26 ~~multiplying the annual average percentage increase or decrease in~~
 27 ~~the Detroit consumer price index for the prior calendar year by the~~

~~1 current maximum dollar amount of the household income requirement~~
~~2 as adjusted by this subsection. The resultant product shall be~~
~~3 added to the maximum dollar amount of the household income~~
~~4 requirement as adjusted by this subsection and then rounded off to~~
~~5 the nearest whole number, which shall be the new household income~~
~~6 requirement for the current year.~~**At the end of each calendar year,**
~~7~~ **the state treasurer shall adjust the amount of the eligibility cap**
~~8~~ **on total household resources under subsection (1) by an amount**
~~9~~ **determined by the state treasurer to reflect the cumulative annual**
~~10~~ **percentage change in the Consumer Price Index. As used in this**
~~11~~ **subsection, "Consumer Price Index" means the most comprehensive**
~~12~~ **index of consumer prices available for the Detroit-Warren-Dearborn**
~~13~~ **area from the Bureau of Labor Statistics of the United States**
~~14~~ **Department of Labor.**

~~15 (3) After January 1, 1975, a person 65 years of age or older~~
~~16~~ **An individual** who ~~otherwise~~ qualifies under this section for
~~17~~ ~~deferral~~**deferment** of special assessments who ~~fails~~**failed** to pay a
~~18~~ prior delinquent special assessment and ~~thereby~~ lost the ~~property~~
~~19~~ **homestead** to the local unit of government who ~~purchased the~~
~~20~~ ~~property through tax~~**forfeiture, foreclosure, and** sale may
~~21~~ reacquire the property from the local unit of government through a
~~22~~ land contract. ~~The~~**A** land contract for a ~~parcel of property~~
~~23~~ **homestead** reacquired under ~~the circumstances set forth in this~~
~~24~~ subsection ~~shall~~**is to** be treated as a special assessment for
~~25~~ purposes of this act.

~~26 (4) The owner of a homestead who is 65 years of age or older~~
~~27~~ ~~or is totally and permanently disabled, a citizen of the United~~
~~28~~ ~~States, a resident of this state for 5 or more years, and the sole~~
~~29~~ ~~owner of the homestead for 5 or more years, in the year the special~~

1 ~~assessment was levied, and~~ **An individual who qualifies under this**
 2 **section for deferment of special assessments** who has borrowed money
 3 from a lending institution to pay a special assessment before ~~the~~
 4 ~~effective date of this subsection, shall be~~ **January 8, 1981 is**
 5 eligible to receive money from the special revolving fund created
 6 in section 10, to be used ~~for the purpose of repaying~~ **to repay** the
 7 lending institution the principal amount used by the ~~person~~
 8 **individual** to pay the special assessment. The department shall
 9 cause a lien on the homestead in favor of ~~the~~ **this** state to be
 10 recorded with the appropriate register of deeds, indicating the
 11 amount of the money paid and identifying the homestead. Money paid
 12 from the fund under this subsection ~~shall~~ **must** be treated as if the
 13 money had been paid as **a** deferred special assessment.

14 Sec. 4. An owner may apply to the local assessing officer for
 15 deferment of the payment of special assessments on the owner's
 16 homestead. The application ~~shall~~ **must** be made ~~upon~~ **on** an affidavit
 17 ~~form to be furnished and made available~~ **provided** by the department
 18 at convenient locations throughout ~~the~~ **this** state. The affidavit
 19 form ~~shall~~ **must** contain the following statement in 10-point
 20 ~~boldface~~ **boldfaced** type located immediately above the affiant's
 21 signature: "If this deferment is authorized the state will place a
 22 lien on your property." ~~A person~~ **An individual** making a false
 23 affidavit for the purpose of obtaining deferment of special
 24 assessments under this act is guilty of perjury. If the homestead
 25 is owned jointly by ~~husband and wife,~~ **a married couple**, each spouse
 26 ~~shall~~ **must** sign and file the affidavit. If the homestead is
 27 encumbered by a mortgage or an unpaid balance on a land contract, a
 28 deferment of special assessments ~~shall~~ **must** not be made without the
 29 written consent of the mortgagee or the land contract vendor, which

1 ~~shall~~**must** be filed with the affidavit. **The consent document must**
2 **further include a statement indicating that the mortgagee or land**
3 **contract vendor understands that its interest in the homestead is**
4 **subordinate to this state's lien, as described in section 6, which**
5 **is a first lien on the homestead.** The affidavit ~~shall~~**must** be filed
6 with the local assessing officer at least 30 days after the due
7 date of a special assessment or installment of a special assessment
8 for which deferment is requested.

9 Enacting section 1. This amendatory act does not take effect
10 unless House Bill No. 4080 (request no. H00222'25) of the 103rd
11 Legislature is enacted into law.