



Homeowners- There's still time to save your home!

You can still obtain payment plans until June 30th

In January 2015 Michigan enacted a law, which expires June 30, 2016 that allows county treasurers the discretion to reduce the amount of taxes owner/occupants owe and provide a 60 month payment plan. This could benefit many homeowner-occupants in tax foreclosure. What you need to know about the law:

1. It is discretionary; the Wayne County Treasurer (WCT) does not have to provide this relief. There are two different plans under the law, they are the **State Equalized Value Stipulated Payment Agreement (SEVSPA)** and the **Interest Reduction Stipulated Payment Agreement (IRSPA)**.
2. Both only apply to owner/occupants who have obtained a principal residence exemption (PRE) from their City and whose taxes are in their name. We can help you resolve these issues if they are a problem for you.
3. **For the SEVSPA, unpaid taxes can be reduced to ½ of the State Equalized Value (SEV) of the home.** The SEV, by law, is ½ of the actual value of the home as determined by the local (city) assessor.
4. A 10% deposit of the new amount is required and the balance can be spread over 60 months. Interest going forward is calculated at 6% as opposed to 18% as it is currently on your tax bill.
5. **For the IRSPA, your total unpaid taxes are recalculated to reduce the interest rate from 18% to 6% and a payment plan is calculated from your current total base taxes** (charges before interest and penalties were added). You must pay 10% of your total base taxes and then you will get up to 60 months to pay the balance in monthly payments. Your balance will have interest added at 6% (rather than 18%).
6. **Either of these plans can save you hundreds to thousands of dollars and provide a long term payment plan that is affordable.** You can apply for a payment plan at the Wayne County Treasurer office at 400 Monroe and call (313) 224-5990 for more information.
7. Both plans require you to make timely monthly payments and to pay your current year taxes. You will need to either pay your 2016 taxes before March 1, 2017 or obtain an exemption of the 2016 taxes. You can apply for a poverty or property tax exemption with your local assessor, in Detroit that is in room 804 of the Coleman A. Young Municipal Center, 2 Woodward.
8. If you entered into an IRSPA or SEVSPA last year and are in default you should get counseling or talk to the WCT before June 30, 2016 to find out how to resolve your default.

Free Counseling Assistance

United Community Housing Coalition / Michigan Legal Services | Tax Foreclosure Prevention Project

Monday, Tuesday, Wednesday, or Friday mornings

2727 Second Ave., Suite 313, Detroit, MI 48201 | UCHC Mailbox: 34 | MLS Mailbox: 37

UCHC: 313.963.3310 | MLS: 313.964.4130 | Tax Foreclosure Hotline: 313.405.7726