



State Tax Commission

# CAMA Data Standards Resource Guide

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State Tax Commission

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## Property Class Codes

Some possible examples of "Description" are provided below. If you have specific examples for any description, please send to [equalization@michigan.gov](mailto:equalization@michigan.gov).

Code	Description	Class Type	Category
001	Retired Split / Combine	Reference Real	Real
002	New Split / Combine	Reference Real	Real
003	Reference Personal	Reference Personal	Personal
004	Reference Special Acts Real	Reference Special Real	Special Real
005	Reference Special Acts Personal	Reference Special Personal	Special
006	Permanent Reference DDA/TIFA Real*	Reference Permanent	Real
007	Permanent Reference DDA/TIFA Personal*	Reference Permanent	Personal
	*006 and 007 are for DDA/TIFA only and are not to be used for exempt parcels or for parcels that are assessed with other parcels.		
101	Agricultural - Improved	Agricultural	Real
102	Agricultural - Vacant	Agricultural	Real
103	Agricultural- Common Element/Assessed with Others	Agricultural	Real
	Possibly found in a Planned Unit Development (PUD) agreement.		
110	Agricultural - BLL or Taxable Lease	Agricultural	Real
111	Agricultural - Leasehold Improvements	AG Personal	Personal
	Leasehold improvements are improvements made by the lessee such as new buildings or improvements to existing structures, etc. These improvements will revert to the lessor at the expiration of the lease.		
151	Agricultural - Personal Property	AG Personal	Personal
201	Commercial - Improved	Commercial	Real
202	Commercial - Vacant	Commercial	Real
203	Commercial – Common Element/Assessed with Others	Commercial	Real
	Assessed with others such as a small unbuildable parcel of land assessed with a platted parcel of land. That portion of property not owned individually but is held by all unit owners. Building examples may include stairways, hallways, rest rooms, breakrooms, common meeting rooms, and storage areas.		
207	Commercial Condominiums	Commercial	Real
210	Commercial - BLL or Taxable Lease	Commercial	Real
211	Commercial – Leasehold Improvements	Commercial Personal	Personal
	Leasehold improvements are improvements made by the lessee such as new buildings or improvements to existing structures, etc. These improvements will revert to the lessor at the expiration of the lease.		
251	Commercial Personal	Commercial Personal	Personal

## Property Class Codes Continued

Code	Description	Class Type	Category
301	Industrial - Improved	Industrial	Real
302	Industrial - Vacant	Industrial	Real
303	Industrial – Common Element/Assessed with Others	Industrial	Real
	Assessed with others such as a small unbuildable parcel of land assessed with a platted parcel of land. That portion of property not owned individually but is held by all unit owners. Building examples may include stairways, hallways, rest rooms, breakrooms, common meeting rooms, and storage areas.		
307	Industrial Condominiums	Industrial	Real
310	Industrial - BLL or Taxable Lease	Industrial	Real
311	Industrial - Leasehold Improvements	Industrial Personal	Personal
	Leasehold improvements are improvements made by the lessee such as new buildings or improvements to existing structures, etc. These improvements will revert to the lessor at the expiration of the lease.		
351	Industrial - Personal Property	Industrial Personal	Personal
352	Industrial - Personal Property Solar / Wind	Industrial Personal	Personal
401	Residential - Improved	Residential	Real
402	Residential - Vacant	Residential	Real
403	Residential – Common Element/Assessed with Others	Residential	Real
	Assessed with others such as a small unbuildable parcel of land assessed with a platted parcel of land. That portion of property not owned individually but is held by all unit owners. Residential examples may include grounds, parking areas, recreational facilities and clubhouse type buildings and private streets and landscaping. The common elements are maintained by a homeowner’s association to which each residential owner pays a membership fee.		
407	Residential Condominiums	Residential	Real
410	Residential - BLL or Taxable Lease	Residential	Real
411	Residential Leasehold Improvements	Residential Personal	Personal
	Leasehold improvements are improvements made by the lessee such as new buildings or improvements to existing structures, etc. These improvements will revert to the lessor at the expiration of the lease.		
451	Residential Personal	Residential Personal	Personal
501	Timber Cutover - Improved	Timber Cutover	Real
502	Timber Cutover - Vacant	Timber Cutover	Real
503	Timber Cutover – Common Element/Assessed w/Others	Timber Cutover	Real
551	Utility Personal Property	Utility Personal	Personal
601	Developmental - Improved	Developmental	Real
602	Developmental – Vacant	Developmental	Real
603	Developmental - Common Element/Assessed w/Others	Developmental	Real
	Assessed with others such as a small unbuildable parcel of land assessed with a platted parcel of land. That portion of property not owned individually but is held by all unit owners.		
610	Developmental - BLL or Taxable Lease	Developmental	Real

**Taxable Statuses**

EXEMPT

Assessors should review Michigan Compiled Laws (MCL) 211.7 to 211.7xx for definitions of the numerous circumstances and conditions to determine when the “Exempt” taxable status applies to a specific parcel.

TAXABLE

Michigan Compiled Laws (MCL) 211.2(2) provides that “The Taxable Status of ... real and personal property for a tax year shall be as determined as of each December 31<sup>st</sup> of the immediately preceding year.

## MCL's That Affect Property Taxation

Code	Public Act (Am = Amended) (Add = Added)	Description & Consideration Always refer to the act for specifics. These excerpts are provided only as a starting point for your determination process. All statutes, STC Guidance and case law must also be considered.
123.1347	Local Community Stabilization Authority ACT Act 86 of 2014 MCL 123.1347 - 123.1362	Local community stabilization authority; establishment; public body corporate and special authority; property of authority as public property; exemption from taxes and special assessments; presumption of validity; jurisdiction.  123.1347(3) Property of the authority and its income, activities, and operations are exempt from all taxes and special assessments of this state or a political subdivision of this state. Property of the authority is exempt from any ad valorem property taxes levied under the general property tax act, 1893 PA 206, MCL 211.1 to 211.155, or other law of this state authorizing the taxation of real or personal property. The authority is an entity of government for purposes of section 4a(1)(a) of the general sales tax act, 1933 PA 167, MCL 205.54a, and section 4(1)(h) of the use tax act, 1937 PA 94, MCL 205.94.
125.661a	Property of a Municipal Housing Commission	(1) Property, income, and operations of the commission and property of a qualified entity that is located in the incorporating unit of the commission are exempt from all taxation by the state or any of its political subdivisions. However, a governing body may adopt an ordinance requiring the commission to pay an annual service fee in lieu of all taxes with respect to projects or facilities of the commission or qualified entities. The fee shall not exceed 10% of the annual shelter rent obtained from the projects or facilities.
125.1415a	State Housing Development Authority  PA346 of 1966 MCL 125.1401 – 125.1499c	<i>"125.1415a (1) If a housing project owned by a nonprofit housing corporation, consumer housing cooperative, limited dividend housing corporation, mobile home park corporation, or mobile home park association is financed with a federally-aided or authority-aided mortgage or advance or grant from the authority, then, except as provided in this section, the housing project is exempt from all ad valorem property taxes imposed by this state or by any political subdivision, public body, or taxing district in which the project is located." "(2) The owner of a housing project exempt from taxation under this section shall pay to the municipality in which the project is located an annual service charge for public services in lieu of all taxes."</i>
125.1625	Economic Development Corporations  PA 338 of 1974 MCL 125.1601 - 125.1636	<i>125.1625 The corporation shall be exempt from all taxation on its earnings or property. Instruments of conveyance to or from a corporation shall be exempt from all taxation including taxes imposed by Act No. 134 of the Public Acts of 1966, as amended, being sections 207.501 to 207.513 of the Michigan Compiled Laws."</i>
125.2651	Michigan Brownfield Redevelopment Program  PA 381 of 1996  MCL 125.2651 – 125.2670	1996 PA 381, MCL 125.2651 Brownfield Redevelopment Financing Act, is appropriate for inclusion. While it is a development tool and many other exempt parcels are included within the boundaries of a BRFA district, the act itself confers no exemption or other tax benefit to any property simply by virtue of being a brownfield parcel. Instead, designation as a brownfield is a necessary component to receive other benefits like tax increment revenue. Brownfield properties are those in which the redevelopment or reuse of the property may be complicated by the presence or perception of contamination. Revitalizing and redeveloping these properties protect the environment, reuses existing infrastructure, minimizes urban sprawl and creates economic opportunities. The Remediation and Redevelopment Division provides financial and technical assistance including grants, loans, tax increment financing and free site assessments to facilitate the redevelopment of brownfield properties. A Local Governmental Unit must be "qualified" and first establish a Brownfield Redevelopment Authority and adopt a Brownfield Plan.

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
125.2787	Obsolete Property Rehabilitation PA 146 of 2000 MCL 125.2781 – 125.2797	<p>The land is subject to normal ad-valorem taxation. The building's taxable value is frozen for the duration of the exemption and the building improvements are taxed only the local school operating and State Education Tax mills.</p> <p>The act provides a property tax exemption for commercial and commercial housing properties that are rehabilitated and meet the requirements of the Act. The property must be located in an established Obsolete Property Rehabilitation District.</p> <p>Also see STC publication: Frequently Asked Questions Obsolete Property Rehabilitation Act</p> <p><i>"125.2783 (1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land, if at the time the resolution is adopted, the parcel or tract of land or portion of a parcel or tract of land within the district is either of the following:</i></p> <p style="padding-left: 40px;"><i>(a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property,</i></p> <p style="padding-left: 40px;"><i>(b) Commercial property that is obsolete property that was owned by a qualified local governmental unit on the effective date of this act, and subsequently conveyed to a private owner.</i></p> <p><i>"125.2787 (1) A rehabilitated facility for which an obsolete property rehabilitation exemption certificate is in effect, but not the land on which the rehabilitated facility is located..."</i></p>
125.4228a	Downtown Development Authorities Act 57 of 2018 Part 2 MCL 125.4201 - 125.4230	<p><i>"125.4228a Beginning January 1, 2010, the authority shall be exempt from all taxation on its earnings or property. Instruments of conveyance from an authority are exempt from transfer taxes under 1966 PA 134, MCL 207.501 to 207.513, and the state real estate transfer tax act, 1993 PA 330, MCL 207.521 to 207.537."</i></p>
207.279	Iron Ore Tax PA 68 of 1963 MCL 207.271 - 207.279	<p>Read the act to determine when iron ore property is subject to specific tax. When subject to the specific tax it is special act property. When not subject to specific tax it is subject to ad-valorem taxation.</p> <p><i>"207.275 The state geologist or his duly authorized deputy shall determine the specific tax imposed.</i></p> <p><i>"207.277 The township supervisor or assessing officer of the city shall remove from the list of land descriptions assessed and taxed under the general property tax law the land descriptions of the property taxed under the provisions of this act and shall enter the land descriptions on a separate roll. The supervisor or assessor shall spread the specific tax as certified to him by the state geologist or his duly authorized deputy against the lands and the township or city treasurer shall collect the specific tax at the same time, in the same manner and subject to the same collection charges as general property taxes.</i></p> <p><i>"207.279. The specific taxes provided for in this act shall be in lieu of all ad valorem taxes upon the property to which the specific taxes apply, including, without limitation, the ore property, the beneficiating facilities, the agglomerating facilities, the ore in its natural state as mined, the beneficiated ore, the agglomerated ore, and the lands occupied by or used in connection with the mining, beneficiating, agglomerating and transporting of the underground ore."</i></p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
207.4(1)	<p style="text-align: center;">Assessment of Certain Public Utilities</p> <p style="text-align: center;">PA 282 of 1905</p> <p style="text-align: center;">MCL 207.1 - 207.21</p>	<p>This public act pertains to property that is assessed by the state. If it is assessed by the state, it is exempt from ad valorem taxation by the assessor. If not assessed by the state it is subject to ad valorem taxation by the local unit assessor.</p> <p><i>"207.4(1) The state... shall annually determine the true cash value and taxable value of property having a situs in this state of all of the following:</i></p> <p><i>(a) Railroad companies.</i></p> <p><i>(b) Union station and depot companies.</i></p> <p><i>(c) Telegraph companies.</i></p> <p><i>(d) Telephone companies.</i></p> <p><i>(e) Sleeping car companies.</i></p> <p><i>(f) Express companies. (g) Car loaning companies.</i></p> <p><i>(h) Stock car companies.</i></p> <p><i>(i) Refrigerator car companies.</i></p> <p><i>(j) Fast freight line companies.</i></p> <p><i>(k) All other companies owning, leasing, running, or operating any freight, stock, refrigerator, or any other cars not the exclusive property of a railroad company paying taxes on its rolling stock under this act, over or on the line or lines of any railroad in this state. (2) For tax years that begin after December 31, 2005, the state board of assessors shall annually determine the true cash value and taxable value of property having a situs in this state of telegraph companies and telephone companies in the same manners as property assessed under the general property tax act, 1893 PA 206, MCL 211.1 to 211.157.</i></p> <p><i>"207.5(2) Real property exempt from the tax levied under this act under subsection (1) is subject to taxation in the same manner, for the same purposes, to the same extent, and subject to the same conditions and limitations as other real property in the townships or municipalities in which that property is located."</i></p>
207.606(1)	<p style="text-align: center;">Commercial Housing Facilities Exemption Certificates</p> <p style="text-align: center;">PA 438 of 1976</p> <p style="text-align: center;">MCL 207.601 - 207.615</p>	<p>The land value is subject to ad-valorem taxation, The new value to which the specific tax applies belongs on a separate parcel and is subject to taxation as special acts. If a separate parcel number is assigned, then this would not be a Property Component Exemption.</p> <p><i>"207.602 A local governmental unit, by resolution of its legislative body, may approve commercial housing facilities exemption certificates, if at the time of adoption of the resolution the local governmental unit has established a downtown development district pursuant to Act No. 197 of the Public Acts of 1975, as amended, and levies an income tax."</i></p> <p><i>"207.606 (1) A new facility for which a commercial housing facilities exemption certificate is in effect, but not the land on which the new facility is located, shall be exempt from ad valorem real and personal property taxes imposed under Act No. 206 of the Public Acts of 1893, as amended, being sections 211.1 to 211.157 of the Michigan Compiled Laws, for the period beginning on the effective date of the certificate and continuing so long as the commercial housing facilities exemption certificate is in force. (2) The owner of a new facility exempt from the ad valorem real and personal property taxes as provided in this section shall pay an annual specific tax to be known as the commercial housing facilities tax which shall be determined by... (3) The lessee, occupant, user, or person in possession of the new facility for which a commercial housing facilities exemption certificate is in effect shall be exempt from ad valorem taxes imposed under Act No. 189 of the Public Acts of 1953, as amended, being sections 211.181 to 211.182 of the Michigan Compiled Laws, for the same period."</i></p>



## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
207.651	Commercial Redevelopment Act PA 255 of 1978 MCL 207.6-1 - 207.668	<p>The new value to which the Commercial Facilities Tax belongs on a separate parcel and is subject to taxation as special acts.</p> <p>The Commercial Redevelopment Act, (known as the Commercial Facilities Exemption), PA 255 of 1978, as amended, affords a tax incentive for the redevelopment of commercial property for the primary purpose and use of a commercial business enterprise. The property must be located within an established Commercial Redevelopment District. Exemptions are approved for a term of 1-12 years as determined by the local unit of government and the taxable value is frozen for the duration of the certificate. For restored facilities, the property taxes are based upon the previous year's (prior to restoration) taxable value and 100% of the mills levied. For new or replacement facilities, the property taxes are based upon the current year's taxable value and 50% of the mills levied. Applications are filed, reviewed, approved, and certificates are issued, by the local unit of government. Certificates are also filed with the State Tax Commission.</p>
207.771	Neighborhood Enterprise Zone Act PA 147 of 1992 Am PA 238 of 2022 MCL 207.7-1 - 207.787	<p>The land value is subject to ad-valorem taxation while the building is subject to a specific tax. The calculation of the NEZ taxes is based on "new facility", "rehabilitated facility" and "homestead facility" and depends upon the date of issuance of the NEZ Certificate. Also see STC publication: FAQ Neighborhood Enterprise Zone.</p> <p>The Neighborhood Enterprise Zone Act, PA 147 of 1992, as amended, provides for the development and rehabilitation of residential housing located within eligible distressed communities. New and rehabilitated facilities applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of new and rehabilitated facility certificates. Exemptions for new and rehabilitated facilities are not effective until approved by the STC. NEZ Homestead applications are filed, reviewed, and approved by the local unit of government.</p>
207.826	Michigan Next Energy Authority Act PA 593 of 2002 MCL 207.821 – 207.827	<p>This exemption pertains to only one entity, the Michigan Next Energy Authority.</p> <p>"PA 593 of 2002 AN ACT to create and provide for the operation of the Michigan next energy authority."</p> <p><i>"207.826 The authority created under this act shall be exempt from and shall not be required to pay taxes on property, both real and personal, belonging to the authority, which is used for a public purpose. Property of the authority is public property devoted to an essential public and governmental function and purpose."</i></p>
207.841	Commercial Rehabilitation Act PA 210 of 2005 MCL 207.841 – 207.856	<p>"The land and previous building value is subject to ad-valorem taxation, while the buildings taxable value is frozen for the duration of the exemption which the specific tax is calculated from." Also see STC publication: Frequently Asked Questions Commercial Rehabilitation Act.</p> <p>The Commercial Rehabilitation Act, PA 210 of 2005, as amended, affords a tax incentive for the rehabilitation of commercial property for the primary purpose and use of a commercial business or multi-family residential facility excluding the land. The property must be located within an established Commercial Rehabilitation District. Exemptions are approved for a term of 1-10 years, as determined by the local unit of government. The property taxes are based upon the previous year's (prior to rehabilitation) taxable value. The taxable value is frozen for the duration of the certificate. Applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division. The State Tax Commission (STC) is responsible for final approval and issuance of certificates. Exemptions are not effective until approved by the STC.</p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
207.901	Attainable Housing Facilities Act  PA 236 of 2022  MCL 207.9-1 - 207.916	The land value is subject to ad-valorem taxation while the building is subject to a specific tax. Also see STC publication: FAQ Attainable Housing Facilities Act. The Attainable Housing Facilities Act (known as the Attainable Housing Exemption), 2022 PA 236, provides a tax incentive to owners of rental housing property of not more than four units to enable renovation and expansion of aging facilities and assist in the building of new facilities. An Attainable Housing Exemption Certificate (AHEC) entitles the facility to exemption from ad valorem real property taxes for a term of 1-12 years as determined by the local governmental unit. The STC must also approve the application and issue the exemption certificate. No new exemptions granted after Dec 31, 2027.
207.951	Residential Housing Facilities Act  PA 237 of 2022  MCL 207.9-1 - 207.966	The land value is subject to ad-valorem taxation while the building is subject to a specific tax. Also see STC publication: FAQ Residential Housing Facilities Act.  The Residential Housing Facilities Act (known as the Residential Housing Exemption), 2022 PA 237, provides a tax incentive to owners of rental housing property of more than four units to enable renovation and expansion of aging facilities and assist in the building of new facilities. A Residential Housing Exemption Certificate (RHEC) entitles the facility to exemption from ad valorem real property taxes for a term of 1-12 years as determined by the local governmental unit. The STC must also approve the application and issue the exemption certificate. No new exemptions granted after Dec 31, 2027.
211.7 FP	Federal Property (FP = Federal Property)  PA 206 of 1893  Am PA 142 of 1980	211.7 Federal property (FP)  <i>"Public property belonging to the United States is exempt from taxation under this act. This exemption shall not apply if taxation of the property is specifically authorized by federal legislative action or federal administrative rule, regulation, or lease."</i>
211.7 IG	Indian Gaming (IG = Indian Gaming)  STC Memo May 13, 2009	Indian Lands (IL) are not Federal Property and are not listed in MCL 211.7, however their Code starts with 211.7 because Federal Statutes plays a major role in the exemption of Indian Lands from taxation.  STC Memo May 13, 2009, Assessment of Indian Gaming Facilities.  <i>"Exempt from the ad valorem roll provided the tax revenue from gaming exceeds what ad valorem tax revenue would have been."</i>
211.7 IL	Allotted Indian Lands Held in Trust by the United States  Allotment Act of 1887  (IL = Indian Lands)	Indian Lands are not Federal Property and are not listed in MCL 211.7, however their Code starts with 211.7 because Federal Statutes play a major role in the exemption of Indian Lands from taxation.  Exemption information from the U.S. Indian General Allotment Act.  <i>"Allotted Indian lands held in trust by the United States are an instrumentality employed by the United States for the benefit and control of this dependent race, and so are immune from state taxation." Trust status is what provides immunity from state taxes. Lands not held in trust by the Federal government for the benefit of the tribe would generally not share immunity and would, therefore, generally be subject to state property taxes." Source: <a href="#">FAQs for Indian tribal governments regarding miscellaneous issues   Internal Revenue Service (irs.gov)</a></i>  Also see Bulletin 25 of 2017, Lands Owned by Indian Tribes

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7b	Disabled Veteran PA 206 of 1893 Am PA 161 of 2013 and Am PA 150 of 2023	<p>The parcel is subject to ad valorem taxation until the exemption is annually granted by the local unit B.O.R. The Disabled Veteran's exemption is not an exemption for the benefit of the property. Instead, it is an exemption personal to the qualifying disabled veteran or the un-remarried surviving spouse of the qualified deceased disabled veteran. Also see STC Bulletin 19 of 2023 and STC publication: Disabled Veterans Exemption FAQ.</p> <p><i>"211.7b. (1) Real property used and owned as a homestead by a disabled veteran who was discharged from the armed forces of the United States under honorable conditions... is exempt from the collection of taxes under this act. To obtain the exemption, an affidavit showing the facts required by this section and a description of the real property shall be filed by the property owner or his or her legal designee with the supervisor or other assessing officer during the period beginning with the Tax Day for each year and ending at the time of the final adjournment of the local board of review."</i></p>
211.7d	Elderly or Disabled PA 206 of 1893 Am PA 78 of 2016	<p>The act contains provisions for the state treasurer to take Payments In Lieu of Taxes (PILT). Also see STC Bulletin 7 of 2016.</p> <p><i>"211.7d (1) Housing owned and operated by a nonprofit corporation or association, by a limited dividend housing corporation, or by this state, a political subdivision of this state, or an instrumentality of this state, for occupancy or use solely by elderly or disabled families is exempt from the collection of taxes under this act.</i></p> <p><i>(3) If property for which an exemption is claimed under this section would have been subject to the collection of taxes under this act if an exemption had not been granted under this section, the state treasurer, upon verification, shall make a payment in lieu of taxes..."</i></p>
211.7e	Trees, Shrubs, R/W PA 206 of 1893 Am PA 386 of 1976	<p>The parcel is subject to ad valorem taxation, however public Road ROW, and certain trees on Ag land shall not be included in the property assessment.</p> <p><i>"211.7e (1) The value of deciduous and evergreen trees, shrubs, plants, bushes, and vines, whether annual or perennial, growing on agricultural land devoted to agricultural purposes shall be exempt from taxation. The assessment of agricultural real property shall be made without regard to any enhancement in value of the agricultural real property by reason of the deciduous and evergreen trees, shrubs, plants, bushes, or vines. Nothing herein contained shall affect the taxation of growing timber.</i></p> <p><i>(2) The value of land over the surface of which is located a public right of way shall not be considered when the real property is being assessed."</i></p>
211.7g	Seawall PA 206 of 1893 Am PA 165 of 1976	<p>The parcel is subject to ad valorem taxation. Certain described property improvements are not assessed.</p> <p><i>"Sec 7g. The value of a seawall, jetty, groin, dike, or other structure whose primary purpose is to prevent or control erosion or prevent or control inundation or flooding on property affected by waters or levels of the Great Lakes or their connecting waters and tributaries as affected by levels of the Great Lakes is exempt from taxation. That portion of structures which are modified or designed to provide benefits other than erosion control or flood prevention are not exempt from assessment for property tax."</i></p>
211.7h	Solar, Wind, Water Energy PA 206 of 1893 Am PA 245 of 1983	<p>If a separate parcel number is assigned, then this would not be a Property Component Exemption. The parcel is subject to ad valorem taxation, however, when the STC issued a tax exemption certificate, the device covered thereby is exempt from real and personal property taxes imposed under the act.</p> <p>STC no longer issues this exemption certificate.</p> <p><i>"211.7h (9) A new solar, wind, or water energy tax exemption certificate shall not be issued for a solar, wind, or water energy conversion device if installation of the device is completed after December 31, 1983. All exemptions granted shall remain in force unless revoked under subsection (7)."</i></p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7i	Existing Facility PA 206 of 1983 Am PA 348 of 1980	<p>The original parcel is subject to ad valorem taxation, however, the increase in value belongs on a new parcel and is subject to taxation as special act. Because a separate parcel number is assigned, then this would not be a Property Component Exemption.</p> <p><i>"211.7i (2) .... the increase in value to the existing facility attributable to expenditures for repair, replacement, or restoration of a portion of the facility or the increase in value attributable to expenditures for conversion to an existing facility is exempt from taxation under this act commencing with the date of approval by the local governmental unit and ending on the December 31 following 12 years after the approval by the local governmental unit.</i></p>
211.7j	New or Existing Commercial Facility PA 206 of 1893 Add 5 of 1977	<p>The land is subject to ad valorem taxation. The new or existing commercial facility is exempt.</p> <p><i>"211.7j A new facility or an existing facility for which a commercial housing facilities exemption certificate issued pursuant to Act No. 438 of the Public Acts of 1976, being sections 207.601 to 207.615 of the Michigan Compiled Laws, is in effect, but not the land on which the new facility is located, shall be exempt from taxation under this act for the period beginning on the effective date of the certificate and continuing as long as the commercial housing facilities exemption certificate is in force."</i></p>
211.7k	Industrial Facilities Tax PA 206 of 1893 Am PA 476 of 1996	<p>The land and previous building value is subject to taxation as ad valorem; however, the new value belongs on a new parcel and is subject to taxation as special acts. Also see PA 198 of 1974, MCL 207.551 to 207.558".</p> <p><i>"211.7k A facility for which an industrial facilities exemption certificate... is in effect, but not the land on which the facility is located or to be located, is exempt from taxation under this act."</i></p> <p>For specific tax calculation see MCL 207.564(3) &amp; (4).</p>
211.7l	State Property PA 206 of 1893 Add PA 142 of 19"0	<p><i>"211.7l Public property belonging to the state, except licensed homestead lands, part-paid lands held under certificates, and lands purchased at tax sales, and still held by the state is exempt from taxation under this act. This exemption shall not apply to lands acquired after July 19, 1966, unless a deed or other memorandum of conveyance is recorded in the county where the lands are located before December 31 of the year of acquisition, or the local assessing officer is notified by registered mail of the acquisition before December 31 of the year of acquisition."</i></p>
211.7m	County, Township, City, Village, School District, Parks PA 206 of 1893 Add PA 142 of 1980	<p>For additional information regarding property of a school district, please see 380.1141 of the "Revised School Code Act 451 of 1976". Also, for additional information see STC bulletin 19 of 2000, Exemption for Park ".</p> <p><i>"211.7m Property owned by... a county, township, city, village, or school district... and is used to carry out a public purpose itself... is exempt from taxation under this act. Parks shall be open to the public generally." Refer to case law for implications related to public purpose."</i></p>
211.7n	Non-Profit Theater, Library, Educational, Scientific Institution PA 206 of 1893 Am PA 212 of 198"	<p><i>"211.7n Real estate or personal property owned and occupied by nonprofit theater, library, educational, or scientific institutions incorporated under the laws of this state with the buildings and other property thereon while occupied by them solely for the purposes for which the institutions were incorporated is exempt from taxation under this act. In addition, real estate or personal property owned and occupied by a nonprofit organization organized under the laws of this state devoted exclusively to fostering the development of literature, music, painting, or sculpture which substantially enhances the cultural environment of a community as a whole, is available to the general public on a regular basis and is occupied by it solely for the purposes for which the organization was incorporated is exempt from taxation under this act."</i></p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7o	Non-Profit Charitable Institution  PA 206 of 1893  Am PA 681 of 2006	"211.7o contains many sub-sections and is therefore not summarized here. Also, extensive case history needs to be considered related to eligibility under this section."  Also see STC Bulletins 26 of 2017 and 18 of 2000 for more info.
211.7p	Memorial Homes or Posts  PA 206 of 1893  Add PA 142 of 198"	"211.7p Real estate or personal property owned and occupied as memorial homes or posts is exempt from taxation under this act....but does not include buildings or portions of buildings which are not restricted to members and guests and are used for commercial operations permitting the patronage of the general public, including but not limited to dancehalls, bars with class C liquor licenses, bowling alleys, pool or billiard rooms, television rooms, and game rooms. Incidental or casual rental or leasing for nonveteran purposes is no bar to the exemption. It is the legislative intent that the making available of the exempt facilities for public assemblage or social affairs shall not be adequate cause to deny this exemption in whole or in part."
211.7q	Boy or Girl Scout or Campfire Girl's Organization; 4-H Club or Foundation; Young Men's or Women's Christian Association  PA 206 of 1893  Am PA 505 of 2008	See the act for specific limitations.  "211.7q (1) Except as otherwise provided in subsections (2) and (3), real property owned by a boy or girl scout or campfire girls' organization, a 4-H club or foundation, or a young men's Christian association or young women's Christian association is exempt from the collection of taxes under this act..."
211.7r	Certain Clinics  PA 206 of 1893  Add PA 142 of 1980	See the act for specific limitations.  "211.7r the real estate and building of a clinic... is exempt from taxation under this act, if".
211.7s	Houses of Public Worship; Parsonage  PA 206 of 1893  Add PA 142 of 19"0	"211.7s Houses of public worship, with the land on which they stand, the furniture therein and all rights in the pews, and any parsonage owned by a religious society of this state and occupied as a parsonage are exempt from taxation under this act. Houses of public worship includes buildings or other facilities owned by a religious society and used predominantly for religious services or for teaching the religious truths and beliefs of the society."
211.7t	Burial Grounds, Rights of Burial, Tombs and Monuments  PA 88 of 1875 MCL 128.1-1 - 128.112  PA 206 of 1893  Add PA 142 of 1980	Also, see Bulletin 4 of 2005 Cemetery Property Exemptions and Taxable Business Property and see MCL 456.108 for cemeteries and crematoriums for more information.  "211.7t, Land used exclusively as burial grounds, the rights of burial, and the tombs and monuments in the land, while reserved and in use for that purpose is exempt from taxation under this act. "
211.7u	Poverty Exemption  PA 206 of 1893  Am 253 of 2020	The parcel is subject to ad valorem taxation until the exemption is annually granted by the local unit B.O.R. Also refer to Bulletin 6 of 2017, Poverty Exemptions.  "211.7u provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges. In order to receive a poverty exemption, a taxpayer must annually file a completed application form, and all required additional documentation, with the supervisor, assessor, or the Board of Review where the property is located."

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7v	Property of Certain Corporations (Paying Specific Tax) and Railroads PA 206 of 1893 Add PA 142 of 1980	These properties are assessed by the State  <i>"211.7v, the real property of corporations exempt under the laws of this state, by reason of paying specific taxes... is exempt from taxation under this act. Tracks, right of way, depot grounds and buildings, machine shops, rolling stock, and all other property necessarily used in operating any railroad in this state belonging to a railroad company shall remain exempt from taxation for any purpose, except for special assessments for local improvements in cities and villages, and land owned or claimed by a railroad company not adjoining the tracks of the company."</i>
211.7w	Property of Agricultural Society Used Primarily for Fair Purposes PA 206 of 1893	The act allows for incidental rental of the facilities provided the rental monies go toward offsetting costs. These properties are assessed by the State.
211.7x	Parks, Monument Ground or Armory, Property Leased by Nonprofit Corporation to State PA 206 of 1893 Add PA 142 of 1980	<i>211.7x Land dedicated to the public and used as a park open to the public generally; any monument ground or armory belonging to a military organization which is not used for gain or any other purpose; and all property owned by a nonprofit corporation organized to take title to property previously owned by the state when the property owned by that corporation is leased to the state are exempt from taxation under this act. As used in this subdivision "public" means all the residents of this state."</i>
211.7y	Landing Area PA 206 of 1893 Am PA 347 of 198"	<i>"211.7y (1) A landing area for which a fee was paid... is exempt from taxation under this act."</i>
211.7z	Property Leased or Loaned to a School District PA 206 of 1893 Am PA 200 of 1986	<i>This section is for property which is leased, loaned, or otherwise made available to a school district, however for property "owned by a school district", please see 211.7m"</i>  <i>"211.7z (1) Property which is leased, loaned, or otherwise made available to a school district, community college, or other state supported educational institution, or a nonprofit educational institution ... primarily for public school or other educational purposes is exempt from taxation under this act."</i>
211.7aa	Municipal Water Authority PA 206 of 1893 Add PA 516 of 198"	<i>"211.7aa Real property which would be exempt from taxation under this act if the property was used by the lessor and which is leased, loaned, or otherwise made available to a municipal water authority..."</i>
211.7bb	Nursery Stock Seasonal Protection Unit PA 206 of 1893 Add 23 of 1988	The parcel is subject to ad valorem taxation. <b>See the Act for definition of nursery stock seasonal protection unit.</b>  <i>"211.7bb (1) A nursery stock seasonal protection unit, but not the land on which it is located, is exempt from taxation under this act."</i>
211.7cc	Principle Residence Exemption PA 206 of 1893 Am PA 96 of 2020	This section of the act is long and detailed, however, generally the parcel is subject to ad valorem taxation. Refer to the General Property Tax Act and other STC Guidance. Also see annual STC Bulletins regarding Millage Requests and Rollbacks.  A Principal Residence Exemption (PRE) exempts a residence from the tax levied by a local school district for school operating purposes up to 18 mills. Section 211.7cc and 211.7dd of the General Property Tax Act, Public Act 206 of 1893, as amended, addresses PRE claims. To qualify for a PRE, a person must be a Michigan resident who owns and occupies the property as a principal residence.

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7ee	Qualified Agricultural Property Exemption from Tax Levied by Local School District for School Operating  PA 206 of 1893  Am PA 247 of 2003	The parcel is subject to ad valorem taxation. See STC publication "Qualified Agricultural Property Exemption Guidelines". Also see annual STC Bulletins regarding Millage Requests and Rollbacks.
211.7ff	Renaissance Zone  PA 206 of 1893  Am PA 28 of 2020	In the initial years of the exemption, parcels are subject to debt millages, local school district sinking fund millage, and special assessments. During the last three years of the exemption term (age-out), parcels are subject to debt millages, local school district sinking fund millage, and special assessments along with 25%, 50%, and 75% respectively of all other millages.  Real property and personal property located in a renaissance zone is subject to a phase in of ad valorem taxation. Many other conditions apply. Reference 211.7ff and the Michigan renaissance zone act, PA 376 of 1996, MCL 125.2681 to 125.2696. Also see annual STC Bulletins regarding Millage Requests and Rollbacks.
211.7gg(1)	Property Held by Land Bank Fast Track  PA 206 of 1893  Add PA 261 of 2003	For additional information see STC Bulletin 12 of 2004, Property Owned or Sold by a Land Bank.  "211.7gg (1) Property, the title to which is held by a land bank fast track authority under the land bank fast track act, is exempt from the collection of taxes under this act" and "Land Bank Fast Track Act, PA 258 of 2003 (5) being MCL 124.754 (5): "(5) The property of an authority and its income and operations are exempt from all taxation by this state or any of its political subdivisions
211.7gg(2)	Property Sold by Land Bank Fast Track  PA 206 of 1893  Add PA 261 of 2003	Parcels are subject to full millage rates. For five (5) years following the sale of the parcel sold by the State Land Bank Authority, 50% of the taxes collected are distributed to the State Land Bank Authority and the remaining 50% are distributed to the usual taxing authorities. For additional information see STC Bulletin 12 of 2004, Property Owned or Sold by a Land Bank.  <i>"211.7gg (2) Except as otherwise provided... real property sold... under the land bank fast track act is exempt from the collection of taxes under this act beginning on December 31 in the year in which the property is sold or otherwise conveyed by the land bank fast track authority until December 31 in the year 5 years after the December 31 on which the exemption was initially granted under this subsection."</i> <i>"Property exempt from the collection of taxes under subsection (2) is subject to the specific tax levied under PA260 of 2003 Tax Reverted Clean Title Act.</i>
211.7hh	Qualified Start-Up Business  PA 206 of 1893  Am PA 191 of 2007	Generally, the real and personal property of a qualified start-up business is exempt from ad valorem taxation except as shown in MCL 211.hh(7). Also see STC Bulletin 10 of 2004.  <i>"211.7hh (5) A qualified start-up business shall not receive the exemption under this section for more than a total of 5 tax years."</i>
211.7ii	Property Used by Innovations Center in Certified Technology Park  PA 206 of 1893  Add PA 245 of 2004	For additional information see STC Bulletin 11 of 2004, Exemption of Certain Real & Personal Property Associated with Innovations Center.  <i>"211.7ii (1) ...the governing body of a local tax collecting unit may adopt a resolution to exempt... all real property of that innovations center that is located in a certified technology park..."</i>
211.7jj	Federally Qualified Health Center  PA 206 of 1893  Add PA 326 of 2006	<i>"211.7jj ...real and personal property of a federally qualified health center is exempt..."</i>  <i>"Federally-qualified health center" means that term as defined in section 1396d(l)(2)(B) of the social security act, 42 USC 1396d."</i>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7jj [1]	Qualified Forest Property PA 206 of 1893 Am PA 672 of 2018	The parcel is subject to ad valorem taxation. "211.7jj (1) ...Except as otherwise limited in this subsection, qualified forest property is exempt from the tax levied by a local school district for school operating purposes to the extent provided under section." "1211 of the revised school code, 1976 PA 451, MCL 380.1211, according to the provisions of this section. Buildings, structures, or land improvements located on qualified forest property are not eligible for the exemption under this section."
211.7kk	Charitable Nonprofit Housing Exemption AKA Eligible Non-Profit Housing Property PA 206 of 1893 Am PA 456 of 2014	STC approves the applications which are effective on December 31 and are effective for a set number of years. Also see STC publication, "Charitable Nonprofit Housing Property Exemption Guidelines". Also, for exemption of partially completed new construction reference STC Bulletin 11 of 2014, Exemption of Partially Completed New Construction. The Charitable Nonprofit Housing Property Exemption, Public Act 612 of 2006, MCL 211.7kk, as amended, was created to exempt certain residential property owned by a charitable nonprofit housing organization from property taxes for a maximum period of five years if the property is intended for ultimate occupancy by low-income persons as a principal residence.
211.7mm	Retail Store of Charitable Non-Profit Housing Organization PA 206 of 1893 Add 109 of 2010	For additional information see STC Bulletin 12 of 2010, Charitable Non-Profit Housing. "211.7mm ...real and personal property of a charitable nonprofit housing organization that is used for a retail store operated by that charitable nonprofit housing organization... is exempt."
211.7nn	Supportive Housing Property PA 206 of 1893 Add PA 454 of 2008	"211.7nn ...supportive housing property is exempt from the tax levied by a local school district for school operating purposes to the extent provided under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211, if an owner of that supportive housing property claims an exemption as provided in this section."
211.7oo	Low Grade Iron Ore Property PA 206 of 1893 Add PA 409 of 2012	"Low grade iron ore and low-grade iron ore mining property subject to taxation under 1951 PA 77, MCL 211.621 to 211.626, or iron ore or ore property subject to taxation under 1963 PA 68, 207.271 to 207.279, are exempt from the collection of taxes under this act."
211.7pp	Mineral and Open Mine Property PA 206 of 1893 Add PA 409 of 2012	This act coincides with PA 410 of 2012, Nonferrous Metallic Minerals Extraction Severance Tax Act, being Sections 211.781 - 211.791. "211.7pp ...any mineral and any right, claim, lease, or option in or of a mineral is exempt from the collection of taxes under this act. ...any shaft, incline, adit, or value of overburden stripping located at an open mine is exempt... The exemption under this section does not apply to the surface property, rights in the surface property, surface improvements, or personal property at an open mine. As used in this section, "mineral" and "open mine" mean those terms as defined in the nonferrous metallic mineral's extraction severance tax act."
211.7qq	Mineral Producing Property PA 206 of 1893 Add PA 409 of 2012	If the property is producing minerals, the property is exempt, and taxes are paid on the value of the minerals extracted. This act coincides with PA 410 of 2012, Nonferrous Metallic Minerals Extraction Severance Tax Act, being Sections 211.781 – 211.791. "211.7qq Any mineral-producing property subject to the mineral severance tax under the nonferrous metallic minerals extraction severance tax act is exempt from the collection of taxes under this act. As used in this section, "mineral-producing property" and "mineral severance tax" mean those terms as defined in the nonferrous metallic mineral's extraction severance tax act."



## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.7ss	Development Property PA 206 of 1893 Am PA 204 of 2013	Exemption from the collection of the tax levied by a local school district for school operating purposes, see Act for more details.  "211.7ss (1)..new construction on development property is eligible for exemption from the collection of the tax levied under section 1211 of the revised school code, 1976 PA 451, MCL 380.1211, for 3 years or until the property is no longer eligible development property, whichever occurs first."
211.7tt	Eligible Economic Development Group PA 206 of 1893 Add PA 274 of 2014	Before using MCL 211.7tt see MCL 125.1601 as it may be more applicable and easier to administer. The term of exemption is limited.  "(1) The governing body of a local tax collecting unit may adopt a resolution to exempt from the collection of taxes under this act specifically identified real and personal property owned by an eligible economic development group as provided in this section."
211.7uu	Act inapplicable to nonprofit railway. PA 206 of 1893 Add PA 488 of 2014	"Sec 7uu, this act does not apply to real or personal property owned by a nonprofit street railway."
211.7vv	Transitional Qualified Forest PA 206 of 1893 Add PA 261 of 2016	This act coincides with PA 260 of 2016, Transitional Qualified Forest Property Specific Tax Act, being Sections 211.1091 - 211.1101. For additional information also see STC Bulletin 8 of 2017, Transitional Qualified Forest Property.  "211.7v v (1) Transitional qualified forest property is exempt from the collection of taxes under this act for a period not longer than 5 years. (2) Property exempt from the collection of taxes under subsection (1) is subject to the specific tax levied under the transitional qualified forest property specific tax act."
211.7ww	Aquaculture PA 206 of 1893 Add PA 511 of 2014	For additional information see Bullet 2 of 2015 Hydroponics and Aquaculture Productions Facilities.  "211.7ww ...an eligible aquaculture production facility or an eligible hydroponics production facility is exempt from the collection of taxes under this act. An eligible aquaculture production facility or eligible hydroponics production facility exempt under this section is subject to the specific tax levied under the eligible hydroponics and eligible aquaculture production facilities specific tax act."
211.9(1)	Personal Property PA 206 of 1893 Am PA 290 of 2011	This exempts the personal property of various entities and items, see act for more. Often, personal property that is exempt is not entered into the CAMA system.  "211.9 (1) (a) The personal property of charitable, educational, and scientific institutions incorporated under the laws of this state... (b) The property of all library associations... (c) The property of posts of the grand army of the republic, sons of veterans' unions... (d) Personal property owned by a bank or trust company organized under the laws of this state, a national banking association... (f) Household furnishings, provisions, and fuel of not more than \$5,000.00 in taxable value..."

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.9(1)m	Bank Owned Personal Property Exemption  PA 206 of 1893	<p>Some assessors maintain personal property permanent parcel numbers to track personal property being leased to a bank.</p> <p>211.9(1) The following personal property, and real property described in subdivision (j)(i), is exempt from taxation: 211.9(1)m Personal property owned by a state or national bank, trust company, or incorporated bank holding company that is leased, loaned, or otherwise made available to and used by a private individual, association, or corporation in connection with a business conducted for profit is not exempt under this section.</p>
211.9(1)u	Solar Energy Facility Exemption  PA 206 of 1893  Am PA 108 of 2023	<p>This act coincides with PA 109 of 2023. The land value is subject to ad valorem taxation, The new value to which the specific tax (Solar Energy Facilities Tax) belongs on a separate parcel and is subject to taxation as special acts.</p> <p>The act allows an owner or lessee of a qualified facility, generally a facility with at least two megawatts of nameplate capacity (maximum rated output), that was not yet placed in service to file an application for a solar energy exemption certificate with the clerk of the qualified local governmental unit that had established a solar energy district.</p>
211.9b	Special Tool Personal Property  PA 206 of 1893  Am PA 4 of 2004	<p>This exemption is claimed on page 1 of form 632 (L-4175) Personal Property Statement. See act for special tool definition.</p> <p><i>"211.9b (1) A special tool is exempt from collection of taxes under this act."</i></p>
211.9c	Heavy Earth Moving Equipment & Inventory Personal Property  PA 206 of 1893  Am PA 317 of 2000	<p>Qualifying heavy earth moving equipment is reported on Form 3711 - reporting of Heavy Earth Moving Equipment and reported as exempt otherwise the equipment remains taxable. Also, inventory is defined within the MCL on 211.9c(2)b, The other personal property items mentioned in the act as exempt are typically not entered into the CAMA system.</p> <p>"211.9c (1) Personal property that is inventory is exempt from the collection of taxes under this act.</p> <p>"Heavy earth moving equipment" means industrial construction equipment that meets all of the following criteria: (i) Is self-propelled... (ii) Weighs 10,000 pounds or more..."</p>
211.9d	Computer Software Personal Property  PA 206 of 1893  Add PA 9 of 1995	<p>Often, personal property that is exempt is not entered into the CAMA system. Also see STC Bulletin 14 of 1990.</p> <p><i>"211.9d (1) Computer software is exempt from taxation under this act unless either of the following is true: (a) The software is incorporated as a permanent component of a computer, machine, piece of equipment, or device, or of real property, and the software is not commonly available separately. b) The cost of the software is included as part of the cost of a computer, machine, piece of equipment, or device, or of the cost of real property on the books or records of the taxpayer."</i></p>
211.9e	Intangible Personal Property  PA 206 of 1893  Add PA 9 of 1995	<p>Often, personal property that is exempt is not entered into the CAMA system.</p> <p>"211.9e Intangible personal property is exempt from the collection of taxes under this act. This section does not affect the taxable status of computer software under section 9d."</p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.9f	New Personal Property PA 206 of 1893 Am PA 261 of 2017	<p>The New Personal Property Exemption, PA 328 of 1998, (MCL 211.9(f)) as amended, affords a 100% property tax exemption for specific businesses located within eligible distressed communities. This exemption is for all new personal property placed in a district that has been established by the local unit of government. The local unit of government determines the number of years granted and may grant any number of years for the exemption. Applications are filed, reviewed, and approved by the local unit of government, but are also subject to review at the State level by the Property Services Division and the State Tax Commission. The State Treasurer, with the written concurrence of the President of the Michigan Strategic Fund, is responsible for final approval. Exemptions are not effective until approved by the State Treasurer.</p> <p><i>"211.9f (1) The governing body of an eligible local assessing district or, subject to subsection (5), the board of a Next Michigan development corporation in which an eligible local assessing district is a constituent member may adopt a resolution to exempt from the collection of taxes under this act all new personal property... (2) ...However, an exemption shall not be granted under this section after December 31, 2012..."</i></p>
211.9g(1)	Leased bottled water coolers Personal Property PA 206 of 1893 Add PA 471 of 1998	<p>Often, personal property that is exempt is not entered into the CAMA system.</p> <p><i>"211.9g [1] Bottled water coolers available for lease or subject to an existing lease are exempt from the collection of taxes under this act."</i></p>
211.9i	Alternative Energy Personal Property PA 206 of 1893 Am PA 118 of 2019	<p>When True Cash Value (TCV) of "Alternative Energy System" combined with TCV of other personal property is less than \$80,000 TCV, MCL 211.9o may be more applicable. Also see STC Memo dated December 17, 2019, Exemption for Alternative Energy System, and STC Bulletin 6 of 2020 Alternative Energy Systems.</p> <p><i>"211.9i (2)(b)(i) The alternative energy personal property has a generating capacity of not more than 150 kilowatts and is used solely to offset all or a portion of the commercial or industrial energy usage of the person upon whose real property the alternative energy personal property is located."</i></p>
211.9j(1)	Personal Property used by qualified high- technology business in innovations center. PA 206 of 1893 Add PA 244 of 2004	<p>Exempts the personal property used by qualified high-technology business in innovations center. Often, personal property that is exempt is not entered into the CAMA system.</p> <p><i>"211.9j (1) ...upon application for an exemption under this section by the administration of an innovations center, the governing body of a local tax collecting unit may adopt a resolution to exempt from the collection of taxes under this act all personal property that is owned or used by any qualified high-technology business located in that innovations center"</i></p>
211.9k	Industrial or commercial Personal Property PA 206 of 1893 Add PA 40 of 2007	<p>This act would apply to those Industrial and Commercial personal property items that are not eligible for 211.9m, n &amp; o</p> <p><i>"211.9k for taxes levied after December 31, 2007, personal property classified under section 34c as industrial personal property or commercial personal property is exempt from the tax levied by a local school district for school operating purpose...."</i></p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.9m	Eligible Manufacturing Personal Property Exemption "New Personal Property" PA 206 of 1893 Am PA 261 of 2017	<p><i>MCL 211.9m exempts Qualified New Personal Property. Qualified New Personal Property is defined as property that was initially placed in service in this state or outside of this state after December 31, 2012, or that was construction in progress on or after December 31, 2012, that had not been placed in service in this state or outside of this state before 2013 and is eligible manufacturing personal property (EMPP).</i></p> <p><i>This phase in of the exemption continues with all new EMPP placed in service being exempt and all existing EMPP phasing into exempt status each year beginning with 2005 and working up to EMPP placed in service in 2012 becoming exempt by 2023. In 2023, all EMPP will be exempt. Taxpayers claim the exemption by annually filing the Combined Document (Form 5278).</i></p> <p>Also see STC Assessor Guide to Eligible Manufacturing Personal Property Tax Exemption and ESA.</p>
211.9n	Eligible Manufacturing Personal Property Exemption "Previously Existing Personal Property" PA 206 of 1893 Am PA 261 of 2017	<p><i>MCL 211.9n exempts Qualified Previously Existing Personal Property. Qualified Previously existing personal property means personal property that was first placed in service within this state or outside of this state more than 10 years before the current calendar year and is eligible manufacturing personal property (EMPP).</i></p> <p><i>This phase in of the exemption continues with all new EMPP placed in service being exempt and all existing EMPP phasing into exempt status each year beginning with 2005 and working up to EMPP placed in service in 2012 becoming exempt by 2023. In 2023, all EMPP will be exempt. Taxpayers claim the exemption by annually filing the Combined Document (Form 5278).</i></p> <p>Also see STC Assessor Guide to Eligible Manufacturing Personal Property Tax Exemption and ESA.</p>
211.9o	Small Business Taxpayer Personal Property Tax Exemption PA 206 of 1893 Am PA 132 of 2018	<p>Public Act 150 of 2021 was signed by the Governor on December 23, 2021. The Act amends the Small Business Taxpayer Personal Property Tax Exemption (MCL 211.9o) to increase the combined true cash value limit for "eligible personal property" in a local unit from \$80,000 to \$180,000 beginning in 2023. The exemption is required to be claimed with the local unit (city or township where the property is located) by February 21, 2023 (postmark is acceptable) by submitting the completed Form 5076 Small Business Property Tax Exemption Claim Under MCL 211.9o. Late filed forms may be filed directly with the 2023 March Board of Review prior to the closure of the March Board. See Section I of Bulletin 19 of 2022.</p>
211.9p	Qualified Heavy Equipment Rental Personal Property Exemption PA 206 of 1893 PA 46 of 2022	<p>House Bill 4834 was approved by the Governor on March 23, 2022, and assigned Public Act 46 of 2022. The Act creates MCL 211.9p to provide an exemption for "qualified heavy equipment rental personal property" as defined in the Act. Beginning in 2023, a qualified renter must annually claim the exemption by filing a form with the assessor by February 20. Late applications may also be filed with the March Board of Review.</p> <p>Once qualified for the new exemption under MCL 211.9p, qualifying personal property will be exempt from ad valorem taxes and instead pay the specific tax as provided by Public Act 35 of 2022. (MCL 211.1121 – 211.1133).</p> <p><b>IMPORTANT:</b> The exemption does not take effect until the 2023 tax year (December 31, 2022).</p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
211.181	Taxation of Lessees/Users of Tax-exempt Real Property  PA 189 of 1953  MCL 211.181 - 211.182	This is not an exemption. The Act addresses taxation of property on otherwise exempt property and is included here for reference.  Property is assessed to the "for profit user" as though he, she or it were the owner. This is done pursuant to PA 189 (MCL 211.181) and the Commission directs that the Act 189 roll is inserted between the real and personal property sections and that the property is equalized as part of the appropriate classification. Just entitle the property description, "Act 189 Assessment of property described as ...".
211.783	Nonferrous Metallic Minerals Extraction Severance Tax  PA 410 of 2012  MCL 211.781 - 211.791	This act also references: MCL 211.7pp and 211.7q  "211.783 Beginning December 31, 2012, any mineral and any right, claim, lease, or option in or of any mineral is exempt and any shaft, incline, adit, or value of overburden stripping located at an open mine is exempt under section 7pp of the general property tax act".
324.2140	Conservation Easement  PA 451 of 1994  MCL 324.2140 – 324.2144	Natural Resources & Environmental Protection Act, PA 451 of 1994 – I Part 21, Subpart 11 Conservation and Historic Preservation Easement. Also see STC letter "Conservation Easements" March 22, 2006.  The parcel is subject to ad valorem taxation. Assessment of property containing valid easements must recognize that development restrictions affect valuation. The Michigan Tax Tribunal in Indian Garden Group v. Resort Township (1995) employs the "Before-After" methodology for their decision.
324.2153	DNR PILT  PA 451 of 1994  PA 513 of 2004  MCL 324.2153 – 324.2154	Natural Resources & Environmental Protection Act, PA 451 of 1994 – II Part 21, Subpart 14 Payment in Lieu of Taxes on Certain State Lands. Also see STC publication: Payment in Lieu of Taxes on Certain State Lands, and STC Bulletin 8 of 2013, DNR PILT Property.  <i>"324.2153 (2) Not later than February 15 of each year, the state tax commission shall make a report to the assessing districts of this state in which the real property is located, giving a description of the real property in the assessing district held by the state and the valuation as fixed by the state tax commission pursuant to subsection (7)."</i>
324.3704	Water Pollution Control Facilities  PA 451 of 1994-II Part 37  MCL 324.3701 - 324.3708	Natural Resources & Environmental Protection Act, PA 451 of 1994 - II Part 37. STC application form 891. Also see STC publication: Water Pollution Control Tax Exemption FAQ.  An entire parcel may be an exempt facility or only part of a parcel may be the exempt facility. When a separate parcel number is assigned, it would not be considered a Property Component Exemption.  <i>"324.3703 If the department finds that the facility is designed and operated primarily for the control, capture, and removal of industrial waste from the water, and is suitable, reasonably adequate, and meets the intent and purposes of part 31, the department shall notify the state tax commission, which shall issue a certificate..."</i>  <i>"324.3704. (1) ... a facility covered by the certificate is exempt from real and personal property taxes".</i>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
324.5904	Air Pollution Control Facilities PA 451 of 1994-II Part 59 MCL 324.59-1 - 324.5908	<p>The Air Pollution Control Exemption, PA 451 of 1994, Part 59, as amended, affords a 100% property and sales tax exemption to facilities that are designed and operated primarily for the purpose of controlling or disposing of air pollution that, if released, would render the air harmful or inimical to the public health or property within this State.</p> <p>After review by the Property Services Division and the Department of Environmental Quality, a recommendation is made to the State Tax Commission (STC) regarding the qualification of the application.</p> <p>An entire parcel may be an exempt facility or only part of a parcel may be the exempt facility. When a separate parcel number is assigned, it would not be considered a Property Component Exemption.</p> <p>The STC is responsible for final approval and issuance of certificates. Exemptions are not effective until approved by the STC.</p> <p><i>"324.5903 If the department finds that the facility is designed and operated primarily for the control, capture, and removal of pollutants from the air, and is suitable, reasonably adequate, and meets the intent and purposes of part 55 and rules promulgated under that part, the department shall notify the state tax commission, which shall issue a certificate..."</i></p> <p><i>"324.5904 (1) ... a facility covered by the certificate is exempt from real and personal property taxes".</i></p>
324.51105	Commercial Forest PA 451 of 1994-III MCL 324.51105 - 324.51106	<p><i>"324.51105 (1) Commercial forests are not subject to the ad valorem general property tax after the date the township supervisor is notified by the department that the land is a commercial forest, except taxes as previously levied. Except as otherwise provided in part 512 and as provided in subsection (5), commercial forests are subject to an annual specific tax."</i></p>
389.145	Community College PA 331 of 1966 Part 1 & 2 MCL 389.101 - 389.145	<p><i>"389.145 The property of the community college district shall be exempt from all taxation and assessment, and no writ of attachment or writ of execution shall be levied upon the property thereof. The board of trustees may enter into an agreement with any city, village or township or with the board of county road commissioners whereby the community college district agrees to pay special assessments for local improvements levied against any community college district property irrespective of the use to which the property is put."</i></p>

## MCL's That Affect Property Taxation Continued

Code	Public Act	Description & Consideration
559.231	Act 59 of 1978 CONDOMINIUM ACT Condominium Common Elements MCL 559.101-559.276	<p>This is not an exemption. Condominium Common Elements include limited common elements such as porches, patios and decks that are for the benefit of an individual unit, and general common elements such pools and parks that benefit all the units in the condominium development. Generally, limited common elements belong on the record card of the unit that benefits from that limited common element. Generally, general common elements such as parks belong on a separate parcel that "s "taxable" with the value on the parcel set to \$0 because the value attributable to that general common element is accounted for in the selling prices of the individual condominium units that benefit from that general common element. See PA 59 of 1978 and STC Bulletin 1 of 1990, Valuation of Community Property in Recorded Platted Subdivision."</p> <p>"Convertible area" as defined in 559.105 Definitions; C, Sec. 5 (3) "The convertible area of a convertible condominium project is a unit, or a portion of the common elements referred to in the condominium documents, within which additional condominium units or general or limited common elements may be created in accordance with this act." Convertible common areas under the control of the developer may be subject to taxation when the developer retains rights. See the court cases listed in Bulletin 1 of 1990 and in current case law including MTT Docket No. 337980 Richmond Street, LLC V City of Walker.</p> <p>"559.231(1) Special assessment and property taxes shall be assessed against the individual condominium units identified as units of the condominium project was established subsequent to the tax day..."</p> <p>(3) "A restricted unit as defined in section 104b shall be exempt from any increase in ad valorem taxes on real property attributable to an increase in the true cash value of the restricted unit that is due to ..."</p>

## Terms of Sale

The stated "Recommended L-4015 Type" below is provided as a guide. There may be exceptions to this recommendation. The Assessor and Equalization Director should consider all available information to make a L-4015 determination. Generally, "Reference" indicates that the transactions is highly unlikely to be considered an arms-length transactions and should not be used in Sales-Ratio Studies.

Number	Terms of Transfer	Recommended L-4015 Type
01	Abandonment	Reference
	When real estate goes through the foreclosure process an Affidavit of Abandonment may be filed to indicate the property is vacant and the lien holder wishes to accelerate the redemption period. This often indicates the property should be uncapped before the end of the redemption period.	
02	Abated	Not Used
	Abated is a conveyance where the assessment has been reduced or abated. Example: to show that there are IFT abatement considerations and to look for other parcels with value that should be listed with the sale.	
03	Arm's Length	Conventional/Creative
	A sale between a willing buyer and a willing seller that are unrelated and are not acting under duress, abnormal pressure, or undue influences. <i>IAAO Dictionary of Real Estate Appraisal, 5<sup>th</sup> edition.</i>	
04	Buyers interest in a LC	Reference
	Used when the buyer of a land contract sells their interest in a land contract, while the terms of the contract are still in effect.	
05	Correcting Title	Reference
	Used when a deed or affidavit has been filed to correct title discrepancies.	
06	Court Judgement	Reference
	Forced Sales Resulting from a Judicial Order. These sales should never be considered for model calibration or ratio studies. The seller in these sales is usually a sheriff, receiver, or other court officer. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.7.</i>	
07	Death Certificate	Reference
	Real estate may be transferred to surviving joint tenants or spouses when their co-owners die. The surviving joint tenant or spouse must record a death certificate at the register of deeds in the county in which the property is located. Failure to record a death certificate may impact a surviving person's ability to claim a Principal Residence Exemption (PRE) on the property. Also, without such notice, a delay in uncapping of taxable value may occur for the transfer of ownership. Such a delay may result in a large multi-year value adjustment rather than a single year uncapping.	



## Terms of Sale Continued

Number	Terms of Transfer	Recommended L-4015 Type
08	Estate	Reference
	A conveyance by an executor or trustee under powers granted in a will may not represent fair market value, particularly if the sale takes place soon after the will has been filed and admitted to probate in order to satisfy the decedent's debts or the wishes of an heir. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.6.</i> If using after verification of sale, the Term of Sale, and Type of Sale L-4015 should be changed to the appropriate use and a note should be placed in the sale history of verification.	
09	Family	Reference
	Sales between Relatives or Corporate Affiliates. Sales between close relatives (parents, children, aunts, uncles, nephews, nieces, grandparents) or corporate affiliates are usually non-open-market transactions. If the following factors apply during the follow-up verification, the sale may be considered a valid transaction. <ul style="list-style-type: none"> <li>• The property was exposed on the open market.</li> <li>• The asking and selling price was within the range that any party purchasing the property would be expected to pay.</li> <li>• The sale meets all other criteria of being an open-market, arm's-length transaction. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.5.</i> If using after verification of sale, the Term of Sale, and Type of Sale L-4015 should be changed to the appropriate use and a note should be placed in the sale history of verification.</li> </ul>	
10	Foreclosure	Reference
	The legal process by which a lien on a property is enforced.	
11	From Lending Institution Exposed	Conventional
	Sales Involving Financial Institution as Seller. A foreclosure is not a sale but the legal process by which a lien on a property is enforced. The majority of the sales in which the financial institution is the seller are properties that were formerly foreclosed on by the financial institution. Also, they are easily identified because the seller is the financial institution. These sales typically are on the low side of the value range because the financial institution is highly motivated to sell and may be required by banking regulations to remove the property from its books. The longer the property is carried on the books by the financial institution, the lower the asking price is likely to be. If the financial institution was ordered by banking regulators to dispose of the property regardless of the sale price, the sale should not be included as a valid transaction. Sales in which a financial institution is the seller typically should be considered as potentially valid for model calibration and ratio studies if they account for more than 20 percent of sales in a specific market area. Care should be taken in validating this type of sale to account for changes in property characteristics (Consider <i>IAAO Standard on Verification and Adjustment of Sales Section 5.6.3, April 2020, International Association of Assessing Officers</i> ). Any properties that have been vandalized should be excluded. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.4.</i> See STC Bulletin 5 of 2007	
12	From Lending Institution Not Exposed	Reference
	This term of sale has the same definition as #11. However, identifies the sale from a lending institution that has not been exposed to the market and should not be used in a sales ratio study. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.4.</i>	

## Terms of Sale Continued

Number	Terms of Transfer	Recommended L-4015 Type
13	Government	Reference
	<p>Sales to government agencies can involve an element of compulsion and often occur at prices higher than would otherwise be expected. When the governmental agency is the seller, values typically fall on the low end of the value range. The latter should not be considered in model calibration or ratio studies unless an analysis indicates governmental sales have affected the market in specific market areas or neighborhoods. Each sale in this category should be thoroughly researched prior to use. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.1.</i></p>	
14	Into / Out of Trust	Reference
	<p>Term of sale used when a grantor is conveying a property into or out of a trust.</p>	
15	Lady Bird	Reference
	<p>A ladybird deed is a transfer of real property to a contingent grantee that reserves a life estate and the lifetime power to convey the property and unilaterally defeat the grantee's interest. <i>IAAO Dictionary of Real Estate Appraisal, 5<sup>th</sup> edition.</i></p>	
16	LC Payoff	Reference
	<p>Land contracts (also known as contracts for deeds) and other installment purchase agreements in which title is not transferred until the contract is fulfilled require careful analysis. Deeds in fulfillment of a land contract often reflect market conditions several years in the past, and such dated information should not be considered. Sales data from land contracts also can reflect the value of the financing arrangements. In such instances, if the transaction is recent, the sale price should be adjusted for financing, if warranted, and included as a valid transaction (see Section 6.1.3). Because the contract itself often is not recorded, discovery of these sales is difficult until the deed is finally recorded. The sale then is likely to be too old to be used. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.5.1.3.</i></p>	
17	Lending to Lending	Reference
	<p>Sales Involving Financial Institution as Seller. A foreclosure is not a sale but the legal process by which a lien on a property is enforced. The majority of the sales in which the financial institution is the seller are properties that were formerly foreclosed on by the financial institution. Also, they are easily identified because the seller is the financial institution. These sales typically are on the low side of the value range because the financial institution is highly motivated to sell and may be required by banking regulations to remove the property from its books. The longer the property is carried on the books by the financial institution, the lower the asking price is likely to be. If the financial institution was ordered by banking regulators to dispose of the property regardless of the sale price, the sale should not be included as a valid transaction.</p> <p>Sales in which a financial institution is the seller typically should be considered as potentially valid for model calibration and ratio studies if they account for more than 20 percent of sales in a specific market area. Care should be taken in validating this type of sale to account for changes in property characteristics (see Section 5.6.3). Any properties that have been vandalized should be excluded. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.4.</i></p>	

## Terms of Sale Continued

Number	Terms of Transfer	Recommended L-4015 Type
18	Life Estate	Reference
	A life estate is an interest in property that lasts only for a specified person's lifetime; thus, the owner of a life estate is unable to leave the property to heirs. <i>IAAO Dictionary of Real Estate Appraisal, 5<sup>th</sup> edition.</i>	
19	Multi Parcel Arm's Length	Conventional/Reference
	<p>A multiple-parcel sale is a transaction involving more than one parcel of real property. These transactions present special considerations and should be researched and analyzed prior to being used for valuation or ratio studies. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.6.2.</i></p> <p>If the appraiser needs to include multiple-parcel sales, it should be determined whether the parcels are contiguous and whether the sale is a single economic unit or multiple economic units. Regardless of whether the parcels are contiguous, any multiple-parcel sale that involves multiple economic units generally should not be used in valuation or ratio studies. The sum of the appraised values for the parcels involved in the transaction should be compared to the total sale price.</p> <p>#19 Multi Parcel Arm's Length identifies that sale parcel in which the physical characteristics of all other parcels within the sale are attributed.</p>	
20	Multi Parcel Sale Ref	Reference
	This term of sale has the same definition as #19. However, Multi Parcel Sale Ref is used to identify all other parcels within the sale.	
21	Not Used/Other	Reference
	<p>This term of sale is used for a variety of sales typically not used in an unverified sales ratio study. For a more complete description see Assessors Volume III.</p> <ul style="list-style-type: none"> <li>• Quit claim deeds.</li> <li>• Sales with new deed restrictions that significantly reduces the price.</li> <li>• Sales that include a significant or unknown value for exempt property.</li> <li>• Deeds evidencing splits or transfers of only part of a property assessed.</li> <li>• Transfer instruments with odd dollar considerations.</li> <li>• Sales conditioned on a change of some documented contingency.</li> <li>• Sales where the condition and/or extent of improvements on Tax Day was different than on the date of sale.</li> <li>• Deeds conveying significant, provable, amounts of personal property together with the real estate.</li> <li>• Sales where the grantee's name appears on the assessment roll corresponding to the year of the sale or prior year.</li> <li>• Sales with conveyance of a partial interest, such as undivided 1/4 interests.</li> </ul> <p>Sales involving poverty exemptions.</p>	

<b>Terms of Sale Continued</b>		
<b>Number</b>	<b>Terms of Transfer</b>	<b>Recommended L-4015 Type</b>
22	Outlier	Not Used
	<p>Outlier ratios are very low or high ratios as compared with other ratios in the sample. The validity of ratio study statistics used to make inferences about population parameters could be compromised by the presence of outliers that distort the statistics computed from the sample. One extreme outlier can have a controlling influence over some statistical measures. However, some statistical measures, such as the median ratio, are resistant to the influence of outliers and trimming would not be required.</p> <p>Although the coefficient of dispersion (COD) is affected by extreme ratios, it is affected to a lesser extent than the coefficient of variation (COV) and the mean. The weighted mean and price-related differential (PRD) are sensitive to sales with high prices even if the ratios on higher priced sales do not appear unusual relative to other sales.</p> <p>Regression analysis, sometimes used in assessment ratio analyses (e.g., when ratios are regressed on sales prices or property characteristics, such as lot size or living area), is also affected by outliers: both ratio outliers and outliers based on the comparison characteristics (an excellent treatment of the assumptions made in regression and deviations from can be found in Cook, R.D. and Weisberg, S. 1982).</p> <p>Outlier ratios can result from any of the following:</p> <ol style="list-style-type: none"> <li>1. an erroneous sale price.</li> <li>2. a nonmarket sale.</li> <li>3. unusual market variability.</li> <li>4. a mismatch between the property sold and the property appraised.</li> <li>5. an error in the appraisal of an individual parcel.</li> <li>6. an error in the appraisal of a subgroup of parcels.</li> <li>7. any of a variety of transcription or data handling errors.</li> </ol> <p>In preparing any ratio study, outliers should be:</p> <ol style="list-style-type: none"> <li>1. Identified.</li> <li>2. scrutinized to validate the information and correct errors.</li> <li>3. trimmed if necessary to improve sample representativeness.</li> </ol>	
23	Part of Ref	Reference
	<p>Term of sale used to describe 'part of' a parcel that is being transferred as part of a lot line adjustment. Also, not likely to be used for any land value or ECF studies.</p>	
24	Partial Assessment	Not Used
	<p>Term of sale used when the assessed value (when sold) was reflective of a partial assessment as a result of omitted property or other reason unrelated to partial new construction. In addition, the sale price was reflective of the value including said omitted property.</p>	
25	Partial Construction	Not Used
	<p>Sales data files should reflect the physical characteristics of the property when sold. For ratio studies, if significant physical changes have occurred to the property between the date of sale and the appraisal date, the sale should not be included. The sale may still be valid for mass appraisal modeling by matching the sale price to the characteristics that existed on the date of sale. For consistency in application, written guidelines should be provided as to what constitutes significant change. For example, an improvement of \$3,500 may not be significant for a property with a selling price of \$255,000 (1.4 percent) but is significant for a property selling for \$21,000 (16.7 percent). <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.6.3.</i></p>	

## Terms of Sale Continued

Number	Terms of Transfer	Recommended L-4015 Type
26	Partial Interest	Reference
	A sale involving a conveyance of less than the full interest in a property should be excluded as a valid transaction. Sometimes all the partial interest owners of a property may agree to syndication and sell their portions of the estate to a buyer (typically on the same day). However, the sum of all the sale prices may not necessarily indicate the market value of the whole property. These transfers should not be used as valid sales without thorough testing, analysis, and documentation. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.5.1.2.</i>	
27	Redemption	Reference
	These deeds or Affidavits are filed to indicate a property has been redeemed during the redemption period of a foreclosure.	
28	Relocation	Reference
	Term of sale used when the sale of a property has gone through a relocation company resulting in insufficient exposure to the market and influence on the sale price.	
29	Sellers Interest in a LC	Reference
	Term of sale used when the seller's interest in a land contract has been conveyed while the terms of the land contract are still in effect.	
30	Short Sale	Reference
	Short sales are difficult to recognize because the parties to the sale are typical buyers and sellers. In a short sale, the lien holder agrees to accept a payoff for less than the outstanding balance of the mortgage or loan. This negotiation is achieved through communication with a bank's loss mitigation or workout department. The homeowner or debtor sells the mortgaged property for less than the outstanding balance of the loan and turns over the proceeds of the sale to the lender. In such instances, the lender would have the right to approve or disapprove a proposed sale. Extenuating circumstances influence whether or not banks will discount a loan balance. These circumstances are usually related to the current real estate market and the borrower's financial situation. A short sale is typically faster and less expensive than a foreclosure. A short sale is nothing more than negotiating with lien holders a payoff for less than what they are owed, or rather a sale of a debt on a piece of real estate short of the full debt amount. It does not extinguish the remaining balance unless settlement is clearly indicated on the acceptance of offer. As with all foreclosure-related sales, the element of undue stimuli exists. Therefore, these sales should be treated like other foreclosure-related sales and considered for model calibration and ratio studies when, in combination with other foreclosure-related sales, they represent more than 20% of all sales in the market area, but only after a thorough verification process of each sale. Again, care should be taken when validating these types of sales to account for changes in property characteristics. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.5.6.</i>	

Terms of Sale Continued		
Number	Terms of Transfer	Recommended L-4015 Type
31	Split Improved	Not Used
	Term of sale used when a sale occurs on a newly created improved parcel as a result of a land division or parcel combination. Typically assessed when sold=0 because the parcel is newly created. Although not used in a sales ratio study, the sale may be used in an ECF analysis.	
32	Split Vacant	Not Used
	Term of sale used when a sale occurs on a newly created vacant parcel as a result of a land division or parcel combination. Typically assessed when sold=0 because the parcel is newly created. Although not used in a sales ratio study, the sale may be used	
33	To Be Determined	Conventional
	Additional data is needed to determine the specific circumstances of the sale. It may be noted as "Conventional" and then removed or included in the final study after a complete review and analysis of the specific details. After verification of sale, Terms of Sale and Type of Sale "L-4015" should be change to the appropriate use	
34	To Lending Institution	Reference
	These sales are often made in lieu of foreclosure and are not exposed to the open market. However, open-market sales in which a financial institution is a willing buyer, such as the purchase of vacant land for a branch bank, may be considered potentially valid transactions. <i>IAAO Standard on Verification &amp; Adjustment of Sales, April 2020, 5.4.3.</i>	
35	Under Duress	Reference
	A conveyance where the buyer or seller was under duress and that duress significantly influenced the sale price. Such duress may occur in situations where the seller is having financial problems, or a buyer is under a limited time consideration to find housing before the start of a new job. Duress may impact buyer, seller or both individually or at the same time and include multiple aspects.	

<b>Instruments of Sale</b>		
<b>Code</b>	<b>Instrument</b>	<b>Description</b>
AFF	Affidavit	A sworn or affirmed statement or declaration in written form.
CD	Covenant Deed	Covenant deed is a promise between two or more parties, incorporated in a trust indenture or other formal instrument. A full covenant may warrant title, a restrictive covenant restricts the use and or occupancy of the real estate as part of the conveyance.
LC	Land Contract	A contract in which a purchaser of real estate agrees to pay a portion of the purchase price and additional sums, at intervals and in amounts specified in the contract.
MLC	Memo of Land Contract	Memorandum of land contract serves as notice to the public of the existence of the land contract.
OTH	Other	Code is used for all other types of documents which are not listed here under "Instrument".
PTA	Property Transfer Affidavit	STC form L-4260 (2766) The form must be filed whenever real estate is transferred. The code PTA is used when a deed has not been made available.
QC	Quit Claim	Conveyance in which any interest the grantor possesses is conveyed without warranty of title.
SD	Sheriff's Deed	A deed that transfers ownership rights in property to a buyer at a sheriff's sale. The deed starts a statutory redemption period, which is the time the original owner can reclaim the property by paying the debt.
WD	Warranty Deed	A deed that conveys to the grantee title to the property free and clear of all encumbrances.

<b>Sale Verification</b>	
<b>Verified By</b>	<b>Description</b>
Agent	Transfer verified by agent or representative of either the grantee (buyer) or grantor (seller).
Buyer / Seller	Transfer verified by either the grantee (buyer) or grantor (seller).
Deed	Verified by recorded or unrecorded instrument on file.
Not Verified	Defined as stated.
Other	Other forms of verification not listed here.
Property Transfer Affidavit	Transfer verified by a completed STC form L-4260 (2766) Property Transfer Affidavit (PTA) on file.
Realtor	Transfer verified by a real estate agent,
Real Property Statement	Transfer verified by an RPS on file, typically STC form L-4175.
Title Company	Transfer verified by the title company.
MLS	Transfer verified via a Multiple Listing Service (MLS) database.



<b>Assessor Change Reasons</b>	
<b>Code</b>	<b>Change Reason</b>
100	Abatement Granted
110	Abatement Expired
120	Market Adjustment
130	Class Change
140	Field Inspection (On Site)
150	Improvement Demo/Removed
155	Act of God (MCL 211.34(d)) - Loss
160	Land Improvement Added
170	Land Improvement removed
180	Mobile Home Added
190	Mobile Home Removed
200	New Construction
205	Act of God (MCL 211.34(d)) - Restoration
210	Omitted Property
220	Other
230	Parcel Review (Document/In Office)
240	Partial Construction
250	Remodel
260	Split/Combined
270	To Exempt
280	From Exempt
290	Veterans Exemption Approved
300	PP Form Accepted
310	PP Form Estimated

## Adjustment Change Reasons

Authority Type	Statute	Form(s)	Year(s)	Description
MBOR	MCL 211.9o	5076	Current year	Eligible PP Exemption
	MCL 211.19	L-4175(632)	Current year	Amended PP Statement
	MCL 211.30(4)	L-4035(618)/L-4035a(3128)	Current year	Assessed/Taxable Corrections
	MCL 211.29(3)	L-4035(618)/L-4035a(3128)	Current year	Taxable Status Appeal
	MCL 211.9m&n	5278	Current year	EMPP
	MCL 211.30(4)	L-4035(618)/L-4035a(3128)	Current year	Omitted Property (Current Roll)
	MCL 211.7u	5737/5739/4988 L-4035(618)/L-4035a(3128)	Current year	Poverty Exemption
	MCL 211.34c	L-4035(618)/L-4035a(3128)	Current year	Property Classification
	MCL 211.30(4)	L-4035(618)/L-4035a(3128)	Current year	Property Exemption
	MCL 211.7ee	2599	Current year	Qualified Ag
				Other/Unauthorized
JBOR	MCL 211.53b(6)h	5379	Current and 3 immediately preceding calendar years	5076 Denial Error
	MCL 211.19	L-4175(632)	Current year	Amended PP Statement
	MCL 211.27a(4)	L-4031/L-4035a(3128)	Current and 3 immediately preceding calendar years	Recapping
	MCL 211.53b(6)a	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Uncapping (PTA filed)
	MCL 211.53b(6)a	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Clerical Error – Rate of Taxation/Computation (PTA filed)

## Adjustment Change Reasons Continued

Authority Type	Statute	Form(s)	Year(s)	Description
JBOR	MCL 211.7ss	5033	For 3 years or until the property is no longer development property, whichever comes first	Eligible Development Property
	MCL 211.9m&n	5278	Current year	EMPP
	MCL 211.53b(6)d	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Measurement/Calculation Error
	MCL 211.53b(6)b	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Mutual Mistake of Fact
	MCL 211.53(6)e	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Partial Omission/Inclusion of Real Property
	MCL 211.7u	5737/5739/4988 L-4031/L-4035a(3128)	Current year	Poverty Exemption
	MCL 211.7ee	L-4031/L-4035a(3128)	Current year	Qualified Ag denial error/Late File
	MCL 211.7jj	L-4031/L-4035a(3128)	Current year and one year prior	Qualified Forest Omission
	MCL 211.7hh	4226	Current year-Bulletin 10 of 2004	Qualified Start Up Business
	MCL 211.53b(6)f	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by	Taxable Status Correction
	MCL 211.53b(6)i	5107	For Tax year 2023 only	Veteran Exemption Approved
				Other/Unauthorized
DBOR	MCL 211.53b(6)h	5379	Current and 3 immediately preceding calendar years	5076 Denial Error
	MCL 211.19	L-4175(632)	Current year	Amended PP Statement
	MCL 211.27a(4)	L-4031/L-4035a(3128)	Current and 3 immediately preceding calendar years	Recapping

## Adjustment Change Reasons Continued

Authority Type	Statute	Form(s)	Year(s)	Description
DBOR	MCL 211.53b(6)a	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Uncapping (PTA filed)
	MCL 211.53b(6)a	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Clerical Error – Rate of Taxation/Computation (PTA filed)
	MCL 211.7ss	5033	For 3 years or until the property is no longer development property, whichever comes first	Eligible Development Property
	MCL 211.9m&n	5278	Current year	EMPP
	MCL 211.53b(6)d	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Measurement/Calculation Error
	MCL 211.53b(6)b	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Mutual Mistake of Fact
	MCL 211.53(6)e	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Partial Omission/Inclusion of Real Property
	MCL 211.7u	5737/5739/4988 L-4031/L-4035a(3128)	Current year	Poverty Exemption
	MCL 211.7ee	L-4031/L-4035a(3128)	Year exemption was claimed or the immediately succeeding year	Qualified Ag denial error/Late File
	MCL 211.7jj	L-4031/L-4035a(3128)	Current year and one year prior	Qualified Forest Omission
	MCL 211.7hh	4226	Current year-Bulletin 10 of 2004	Qualified Start Up Business
	MCL 211.53b(6)f	L-4031/L-4035a(3128)	Current year plus immediately preceding year that have been previously verified by the Assessor	Taxable Status Correction

## Adjustment Change Reasons Continued

Authority Type	Statute	Form(s)	Year(s)	Description
DBOR	MCL 211.53b(6)i	5107	For Tax year 2023 only	Veteran Exemption Approved
				Other/Unauthorized
MTT				MTT Order
STC				STC Order
Treasury				Treasury Order
Assessor	MCL 211.7cc(2)	2368	Current year or after PRE affidavit is filed	Winter PRE
	MCL 211.154	627(L-4154)	Current year and two immediately preceding years	Incorrectly Reported or Omitted from Assessment Roll
	MCL 211.27b	3214(L-4054)	From date of transfer	Delayed Uncapping
	MCL 211.9o	5379	For each assessment year for which a denial was entered with the property owner	Taxable Correction following a 5076 denial
	MCL 211.53d	3434	Bulletin 11 of 2014	Exemption of Partially Completed New. Const.
	MCL 211.27a	3452	Appropriate year(s)	Recalculation following an MTT order
	MCL 211.27a(8)	3675	Affidavit filed with Register of Deeds	Recapping of Qualified Ag
	MCL 211.7cc(6)	2742	Current year and for the 3 immediately preceding calendar years	Denial of PRE by Assessor
	MCL 211.7b	5107	(2023, 2024, (2025 remains in effect until rescinded or revoked.))	Veterans Exemption Approved
	MCL 211.7b	6054	Current Year	Exemption Rescinded by Veteran
	MCL 211.7b	6055	Current Year	Denial of Disabled Veterans Exemption
	Public Act 141 of 2022	5838	Current year and/or previous years	Principle Residence Exemption Notice of Adjustments
County	MCL 211.7cc(11)	4075	Current year and for the 3 immediately preceding calendar years	Denial of PRE by County

<b>Study Type Codes for use with L-4018R</b>		
<b>Code</b>	<b>Description</b>	<b>Definition</b>
AS	Appraisal Study	Study type code used when L-4015A form is used to determine an assessment to market value ratio
SS	Sales Study	Study type code used when a sales study ratio is derived from the 2793 form. Sales studies are typically done in the larger real property classifications with adequate market transactions to accurately measure the assessment to sales ratio.
CS	Combined Study	Study type code used when each study type approach is given equal weight, and the results are averaged. For example, if the sales study yields a ratio of 40.00% and the appraisal study is at 48.00%, the combined study result would be 44.00% ( $40.00 + 48.00 = 88.00 / 2 = 44.00$ ).
ES	Estimated Study	Study type code used when a ratio study is estimated. An explanation must be provided on the L-4018R with supporting documentation on file.
NC	None Classified	Defined as stated.
ST	Stratified Study	Study type code used when an appraisal or sales study is stratified.
NS	Not Studied	Used when the only parcels in a class are exempt parcels.

<b>Study Type Codes for use with L-4018P</b>		
<b>Code</b>	<b>Description</b>	<b>Definition</b>
AU	Audit	Study type code used when auditing a sampling of the Personal Property Returns as filed by taxpayers against the books and business records of those filers.
RV	Record Verification	Study type code used when verifying a sampling of the Personal Property Returns as filed by taxpayers to data inputted into assessors CAMA software.
ES	Estimated Study	Study type code used when a local unit's personal property ratio study is estimated. An explanation must be provided on the L-4018P with supporting documentation on file.
NC	None Classified	Defined as stated.
NS	Not Studied	Used when the only parcels in a class are exempt parcels.

# School District Codes

Click here for [School District Codes](#)

School District Code List can be found on the State Tax Commission website under State Tax Commission Bulletins, Guidance, Publication and Presentations then under State Tax Commission Publications.

## School District Codes

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31020	ADAMS TWP SCHOOL DISTRICT	11240	BERRIEN SPRINGS PUBLIC SCHS	23030	CHARLOTTE PUBLIC SCHOOLS
46020	ADDISON COMMUNITY SCHOOLS	27010	BESSEMER CITY SCHOOL DIST	31050	CHASSELL TWP SCHOOL DISTRICT
46010	ADRIAN CITY SCHOOL DISTRICT	21065	BIG BAY DE NOC SCHOOL DIST	16015	CHEBOYGAN AREA SCHOOLS
58020	AIRPORT COMMUNITY SCH DIST	62470	BIG JACKSON SCHOOL DISTRICT	81040	CHELSEA SCHOOL DISTRICT
79010	AKRON FAIRGROVE SCHOOLS	54010	BIG RAPIDS PUBLIC SCHOOLS	73110	CHESANING UNION SCHOOLS
05010	ALBA PUBLIC SCHOOLS	73170	BIRCH RUN AREA SCHOOL DIST	54025	CHIPPEWA HILLS SCHOOL DIST
01010	ALCONA COMMUNITY SCHOOLS	63010	BIRMINGHAM CITY SCHOOL DIST	54026	CHIPPEWA HILLS SCHOOL DIST W/MCC
74030	ALGONAC COMMUNITY SCH DIST	46040	BLISSFIELD COMMUNITY SCHOOLS	50080	CHIPPEWA VALLEY SCHOOLS
03030	ALLEGAN PUBLIC SCHOOLS	63080	BLOOMFIELD HILLS SCHOOL DIST	32040	CHURCH SCHOOL DISTRICT
82020	ALLEN PARK PUBLIC SCHOOLS	80090	BLOOMINGDALE PUBLIC SCH DIST	82320	CITY OF HARPER WOODS SCHOOLS
80010	ALLEN PARK PUBLIC SCHOOL DIST	80010	BLOOMINGDALE PUBLIC SCHOOL DISTRICT	61000	CITY OF HARPER WOODS DISTRICT

## Government Unit Codes

(aka Revenue Sharing Codes)

Click here for [Government Unit Code List](#)

Government Unit Code List can be found on the State Tax Commission website under State Tax Commission Bulletins, Guidance, Publication and Presentations then under State Tax Commission Publications.

### Government Unit Codes

Local Unit Name	Local Unit Type	County	Government Unit Code
ALCONA	COUNTY	ALCONA	01-0000
ALCONA	TWP	ALCONA	01-1010
CALEDONIA	TWP	ALCONA	01-1020
CURTIS	TWP	ALCONA	01-1030
GREENBUSH	TWP	ALCONA	01-1040
GUSTIN	TWP	ALCONA	01-1050
HARRISVILLE	TWP	ALCONA	01-1060
HAWES	TWP	ALCONA	01-1070



## Administrative Agency Email or Web Link

State Tax Commission

website: [State Tax Commission \(www.michigan.gov\)](http://www.michigan.gov)

email: [State-Tax-Commission@michigan.gov](mailto:State-Tax-Commission@michigan.gov)

Assessing Reform questions (P.A. 660):

email: [AssessingReformQuestions@michigan.gov](mailto:AssessingReformQuestions@michigan.gov)

Essential Services Assessment (ESA):

email: [ESAQuestions@michigan.gov](mailto:ESAQuestions@michigan.gov)

Principal Residence Exemption:

email: [PRE@michigan.gov](mailto:PRE@michigan.gov)

Property Tax Exemptions:

website: [Property Tax Exemptions \(www.michigan.gov\)](http://www.michigan.gov)

State Assessed Property:

email: [StateAssessed@michigan.gov](mailto:StateAssessed@michigan.gov)