STATE TAX COMMISSION
COUNTY CERTIFICATION LEVEL REQUIREMENTS
2027

County certification levels for 2027 were approved by the State Tax Commission at their meeting on August 18, 2026. The required certification levels for a County reflect the expertise the State Tax Commission has determined pursuant to MCL 211.10d is required to supervise the preparation of County Equalization. Certification level requirements for Counties are as follows:

MAAO Level (3): All local assessing units within a single County have a certification level requirement of MCAO or MAAO.

MMAO Level (4): One or more local assessing units within a single County have a certification level requirement of MMAO.

The Commission has determined that the required certification level for a County is more appropriately based on the highest certification level requirement of the local units within the County. The certification level requirements for local units within the County were determined by the State Equalized Value (SEV) as set by the State Tax Commission at their May 26, 2026 meeting. Local unit certification level requirements will not change as a result of changes in value prior to 2027 state equalization.

If a County required an MMAO Level (4) certification for 2026, the State Tax Commission has determined that the County will continue to require an MMAO Level (4) certification until it can be demonstrated that, for two consecutive years, the highest certification level requirement of the local units within the County is an MAAO Level (3).

A waiver may be granted to reduce the certification level requirement for a County, if the SEV of a local unit is significantly influenced by the value of a single parcel or group of related parcels. To qualify, the County must annually submit, no later than October 31, 2026, STC Form 4826, State Tax Commission Application for Waiver of County Certification Level Requirement as well as documentation of a contract with an MMAO (4) assessing officer to appraise and assume appeal responsibilities of the affected parcel(s). If an assessing unit enters into a contract with an MMAO (4) assessing officer to assess one large commercial or industrial property, that action will not reduce the level of certification required of the County Equalization Director. The value of wind turbines and photovoltaic (solar) electric generation systems in one or more units may be removed from the total SEV used to calculate required county certification level requirements. To qualify, the County must annually submit, no later than October 31, 2026, STC Form 4826, as well as documentation indicating the value of wind turbines or photovoltaic (solar) electric generation systems to be removed from the calculation.

When an Equalization Director is responsible for more than one County, or for one or more Counties and one or more local assessment units located outside the County, the combined SEV for all local units for which the individual is responsible determines the certification level requirement for each of those units of government. If an assessing unit extends into more than one County, the County can request a waiver if the certification level requirement of the local assessing unit's SEV within the requesting County does not exceed the MAAO certification level requirements.