

HOUSE SUBSTITUTE FOR
SENATE BILL NO. 171

A bill to amend 1893 PA 206, entitled
"The general property tax act,"
by amending section 7d (MCL 211.7d), as amended by 2012 PA 66.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 7d. (1) Housing owned and operated by a nonprofit
2 corporation or association, by a limited dividend housing
3 corporation, or by this state, a political subdivision of this
4 state, or an instrumentality of this state, for occupancy or use
5 solely by elderly or disabled families is exempt from the
6 collection of taxes under this act. For purposes of this section,
7 housing is considered occupied solely by elderly or disabled
8 families even if 1 or more of the units is occupied by service
9 personnel, such as a custodian or nurse.

10 (2) An owner of property may claim an exemption under this

1 section ~~en~~ **BY SIMULTANEOUSLY FILING** a form prescribed by the
2 department of treasury **WITH BOTH THE ASSESSOR OF THE LOCAL TAX**
3 **COLLECTING UNIT AND THE DEPARTMENT OF TREASURY NO LATER THAN**
4 **OCTOBER 31**. The assessor of the local tax collecting unit in which
5 the property is located shall approve or disapprove a claim for
6 exemption under this section **WITHIN 60 DAYS OF THE RECEIPT OF THE**
7 **CLAIM FOR EXEMPTION**. The assessor shall notify the owner and the
8 department of treasury in writing of the exemption's approval or
9 disapproval **BY DECEMBER 31 FOLLOWING THE INITIAL FILING**. The
10 department of treasury may deny an exemption under this section.
11 The department of treasury may grant an exemption under this
12 section for 2012 and the 3 immediately preceding years for property
13 that would have qualified for the exemption under this section if
14 an owner of that property had timely filed in 2010 the form
15 required under this subsection. **THE DEPARTMENT OF TREASURY MAY**
16 **GRANT AN EXEMPTION UNDER THIS SECTION, EFFECTIVE DECEMBER 31, 2011,**
17 **FOR PROPERTY THAT WOULD HAVE QUALIFIED FOR THE EXEMPTION UNDER THIS**
18 **SECTION IF AN APPLICATION HAD BEEN TIMELY FILED IN 2011**. If
19 granting the exemption under this section results in an overpayment
20 of the tax, a rebate, including any interest paid, shall be made to
21 the taxpayer by the local tax collecting unit if the local tax
22 collecting unit has possession of the tax roll or by the county
23 treasurer if the county has possession of the tax roll within 30
24 days of the date the exemption is granted. The rebate shall be
25 without interest. ~~An~~ **IF A CLAIM FOR** exemption under this section
26 ~~begins~~ **IS FILED BY OCTOBER 31 AND IS APPROVED, THAT EXEMPTION SHALL**
27 **BEGIN** on December 31 of the year in which the ~~exemption is approved~~

1 **FACILITY IS FULLY AND FINALLY COMPLETED AND THE OWNER OF THE**
2 **PROPERTY PROPERLY SUBMITTED A CLAIM FOR EXEMPTION TO THE ASSESSOR**
3 **OF THE LOCAL TAX COLLECTING UNIT** under this subsection and shall
4 continue until the property is no longer used for occupancy or use
5 solely by elderly or disabled families. The owner of property
6 exempt under this section shall notify the local tax collecting
7 unit in which the property is located and the department of
8 treasury of any change in the property that would affect the
9 exemption under this section.

10 (3) If property for which an exemption is claimed under this
11 section would have been subject to the collection of taxes under
12 this act if an exemption had not been granted under this section,
13 the state treasurer, upon verification, shall make a payment in
14 lieu of taxes, which shall be in the following amount:

15 (a) For property exempt under this section before January 1,
16 2009, the amount of taxes paid on that property for the 2008 tax
17 year, excluding any mills that would have been levied under all of
18 the following:

19 (i) Section 1211 of the revised school code, 1976 PA 451, MCL
20 380.1211.

21 (ii) The state education tax act, 1993 PA 331, MCL 211.901 to
22 211.906.

23 (b) For property not exempt under this section before January
24 1, 2009 and for new construction to property exempt under this
25 section before January 1, 2009, the local tax collecting unit shall
26 calculate, on a form prescribed by the department of treasury, a
27 payment calculated by multiplying the taxable value of the property

1 in the first year for which the exemption is valid by the number of
2 mills levied in that year by all taxing units in the local tax
3 collecting unit, excluding any mills that would have been levied
4 under all of the following:

5 (i) Section 1211 of the revised school code, 1976 PA 451, MCL
6 380.1211.

7 (ii) The state education tax act, 1993 PA 331, MCL 211.901 to
8 211.906.

9 (4) All payments under subsection (3) shall be forwarded to
10 the local tax collecting unit by December 15 each year. The
11 department of treasury may require that the local tax collecting
12 units receive payments under this section through electronic funds
13 transfer.

14 (5) The local tax collecting unit shall distribute the amount
15 received under subsection (4) in the same manner and in the same
16 proportions as general ad valorem taxes collected under this act,
17 excluding any distribution that would have been made under section
18 1211 of the revised school code, 1976 PA 451, MCL 380.1211, and the
19 state education tax act, 1993 PA 331, MCL 211.901 to 211.906.

20 (6) The state treasurer shall estimate the amount necessary to
21 meet the expense of administering the provisions of this section in
22 each year, and the legislature shall appropriate an amount
23 sufficient to meet that expense in each year. If insufficient funds
24 are appropriated to fully pay all payments, the department of
25 treasury shall prorate the payments made under this section.

26 (7) Property that is used for occupancy or use solely by
27 elderly or disabled families that is ~~eligible for exemption~~ **EXEMPT**

1 under this section is not subject to forfeiture, foreclosure, and
2 sale for taxes returned as delinquent under this act for any year
3 in which the property was exempt under this section.

4 (8) The department of treasury has standing to appeal the
5 assessed value, taxable value, state equalized valuation, exempt
6 status, classification, and all other issues concerning tax
7 liability for property exempt under this section in the Michigan
8 tax tribunal and all courts of this state.

9 (9) As used in this section:

10 (a) "Disabled person" means a person with disabilities.

11 (b) "Elderly or disabled families" means families consisting
12 of 2 or more persons if the head of the household, or his or her
13 spouse, is 62 years of age or over or is a disabled person, and
14 includes a single person who is 62 years of age or over or is a
15 disabled person.

16 (c) "Elderly person" means that term as defined in section 202
17 of title II of the housing act of 1959, Public Law 86-372. ~~7-12 USC~~
18 ~~1701g.~~

19 (d) "Housing" means new or rehabilitated structures with 8 or
20 more residential units in 1 or more of the structures for occupancy
21 and use by elderly or disabled persons, including essential
22 contiguous land and related facilities as well as all personal
23 property of the corporation, association, or limited dividend
24 housing corporation used in connection with the facilities.

25 (e) "Limited dividend housing corporation" means a corporation
26 incorporated or qualified under the laws of this state and chapter
27 6 of the state housing development authority act of 1966, 1966 PA

1 346, MCL 125.1481 to 125.1486, or a limited dividend housing
 2 association organized and qualified under chapter 7 of the state
 3 housing development authority act of 1966, 1966 PA 346, MCL
 4 125.1491 to 125.1496, that will rehabilitate and own a housing
 5 facility or project previously qualified, built, or financed under
 6 section 202 of title II of the housing act of 1959, Public Law 86-
 7 372, ~~42 USC 1701g~~, section 236 of title II of the national housing
 8 act, chapter 847, 82 Stat. **STAT** 498, ~~42 USC 1715z-1~~, or section 811
 9 of subtitle B of title VIII of the Cranston-Gonzalez national
 10 affordable housing act, Public Law 101-625. ~~42 USC 8013.~~

11 (f) "New construction" means that term as defined in section
 12 34d.

13 (g) "Nonprofit corporation or association" means a nonprofit
 14 corporation or association incorporated under the laws of this
 15 state not otherwise exempt from the collection of taxes under this
 16 act, operating a housing facility or project qualified, built, or
 17 financed under section 202 of title II of the housing act of 1959,
 18 Public Law 86-372, ~~42 USC 1701g~~, section 236 of title II of the
 19 national housing act, chapter 847, 82 Stat. **STAT** 498, ~~42 USC 1715z-~~
 20 ~~1~~, or section 811 of subtitle B of title VIII of the Cranston-
 21 Gonzalez national affordable housing act, Public Law 101-625. ~~42~~
 22 ~~USC 8013.~~

23 (h) "Person with disabilities" means that term as defined in
 24 section 811 of subtitle B of title VIII of the Cranston-Gonzalez
 25 national affordable housing act, Public Law 101-625. ~~42 USC 8013.~~

26 (i) "Residential units" includes 1-bedroom units licensed
 27 under the adult foster care facility licensing act, 1979 PA 218,

1 MCL 400.701 to 400.737, for persons who share dining, living, and
2 bathroom facilities and who have a mental illness, developmental
3 disability, or a physical disability, as those terms are defined in
4 the adult foster care facility licensing act, 1979 PA 218, MCL
5 400.701 to 400.737, or individual self-contained dwellings in an
6 unlicensed facility. At the time of construction or rehabilitation,
7 both self-contained dwellings and 1-bedroom units must be financed
8 either under section 202 of title II of the housing act of 1959,
9 Public Law 86-372, ~~42 USC 1701g~~, or under section 811 of subtitle B
10 of title VIII of the Cranston-Gonzalez national affordable housing
11 act, Public Law 101-625. ~~42 USC 8013.~~

12 Enacting section 1. This amendatory act takes effect 90 days
13 after the date it is enacted into law.