

Questions & Answers

Delinquent Taxes, Forfeiture and Foreclosure

Q. If I don't pay my taxes, will I really lose my home?

A. YES. Under PA123 of 1999, if your taxes are delinquent for 25 months, you lose your property.

Q. What is a delinquent tax?

A. A delinquent tax is a tax bill that was forwarded to the county treasurer for collection on March 1st of the year after it was due. *For example, taxes that are billed by your city or township treasurer in 2017 were turned delinquent to the county treasurer on March 1, 2018.*

Q. What happens after the property is forwarded to the county treasurer for collection?

A. The county treasurer adds a required 4% county administration fee and 1% per month interest. After one year, the property is Forfeited to the county treasurer. *For example, 2017 taxes still unpaid as of March 1, 2019 are Forfeited.*

Q. What does it mean for my property to be in Forfeiture?

A. **FORFEITURE IS THE BEGINNING OF THE FORECLOSURE PROCESS.** If your property is in Forfeiture, you will still have 13 months before it will be Foreclosed. However, the interest and

fees will be higher. When property is Forfeited, the interest rate goes from 1% per month to 1.5% per month, back to the date the taxes became delinquent (an additional 1/2% interest per month is added retroactive to March 1, 2018) and \$280.00 in additional fees is added. A Notice of Forfeiture is recorded with the Register of Deeds.

Q. What happens after my property is in Forfeiture?

A. After a property has been in Forfeiture for 13 months, it will be Foreclosed. 2017 property taxes will be Foreclosed March 31, 2020.

Q. Can I get my property back if it is foreclosed?

A. NO. FORECLOSURE IS FINAL! You can not get your property back after it has been foreclosed. Foreclosed property may go to public auction.

Q. Will I receive any notice before my property is Foreclosed?

A. Yes. You will receive five notices. Two will be by first class mail, two by certified mail and once by personal service. The names and addresses of those with an interest in Forfeited property will also be published in the Munising News.

Q. I don't have to worry about losing my property yet. Why not wait and pay my taxes later?

A. **DON'T WAIT!** Unpaid property taxes from 2017 will result in property Foreclosure March 31, 2020. If all taxes, penalties and interest are not paid before the end of the redemption period, you will lose your property. **Foreclosure is final!**

Q. What if I don't have all the money right now?

A. If you can't pay your taxes all at once, you can make partial payments. When making payments, remember to:

1. make your check or money order payable to the Alger County Treasurer
2. include your parcel number on your payment
3. mail your payment to 101 Court Street, Munising, MI 49862
4. you can also pay online by credit or debit card by going to www.govpaynow.com and following the prompts. Use PLC Code 6470

If you can't pay your taxes, you may contact the Michigan Department of Human Services at 387-4440 or visit them at 413 Maple Street, Munising for possible financial assistance.

OR

Contact Step Forward Michigan to see if you qualify for their Federally funded program that assists home owners who are going through hardships.

Phone: 866-946-7432

Web Page: stepforwardmichigan.org

ALGER COUNTY PROPERTY FORECLOSURE TIME LINE for 2017 property taxes.

July-December 1, 2017

Summer and winter property taxes are billed by your local city or township treasurer.

March 1, 2018

Unpaid 2017 property taxes are turned over delinquent to the county treasurer for collection. A 4% administration fee is added plus 1% per month interest.

October 2018

A \$15.00 fee is added to your taxes.

March 1, 2019

Property is forfeited to the county treasurer. An additional \$280.00 in fees is added. Monthly interest rate increases to 1.5%, including back one year (or more) to the date taxes became delinquent.

December 1, 2019

Cutoff date for news-paper publication of all ownership interest in property. Publication fee of \$50.00 is added.

February 2020

Circuit Court enters a Judgement of Foreclosure. From the date of this judgement, property owners have until March 31 to pay taxes, plus penalties and interest, or lose their property.

March 31, 2020

Clear title passes to the Alger County Treasurer.

July - September 2020

Foreclosed property may go to public auction by the Alger County Treasurer.