

Public Act 123 of 1999 made changes to the law about paying property taxes. Under the old law, property owners had more time - and second chances - to pay.

Under the new law, if your taxes are delinquent for 25 months, that's it. You've lost your property.

Less Time to Pay

Public Act 123 shortens the amount of time you have to pay your property taxes. You now have about two years to pay, not five. Property owners who owe 2010 property taxes will have to pay their taxes by March 31, 2013, or lose their property.

Higher Interest and Fees

Property owners will be charged higher interest and fees for not paying their taxes. Property taxes that are delinquent (overdue) for more than one year will have a 50% higher interest rate (1.5% per month instead of 1% per month). Property taxes that are delinquent for one year will also have a fee of at least \$245 added to them.

**Don't delay!
Don't lose your PROPERTY -
Pay your overdue taxes NOW.
Foreclosure is final!**



provided by
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PROPERTY TAX FORECLOSURE

We want to help you keep your property.



information about
**Public Act 123 of 1999 and
Delinquent Taxes, Forfeiture
and Foreclosure**



Delinquent Taxes, Forfeiture and Foreclosure - Questions and Answers

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

A. YES. Under PA 123 of 1999, if your taxes are delinquent for 25 months, you lose your property.

goes from 1% per month to 1.5% per month, back to the date the taxes became delinquent. Fees of at least \$245 are added in the forfeiture and foreclosure process. A notice of forfeiture is recorded with the Register of Deeds.

personal service. The names and addresses of those with an interest in forfeited property will also be published in a local paper.

Q. What is a delinquent tax?

A. A delinquent tax is a tax bill that was forwarded to the Iosco County Treasurer for collection on March 1st of the year after it was due. *For example, taxes that are billed by the City in 2010 will be turned delinquent to the Iosco County Treasurer on March 1, 2011.*

Q. What happens after my property is in forfeiture?

A. After a property has been in forfeiture for 13 months, it will be foreclosed. *For example, 2010 property taxes will be foreclosed March 31, 2013.*

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 2010 will result in property foreclosure on March 31, 2013. 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 happens after the property is forwarded to the County Treasurer for collection?

A. The Iosco County Treasurer adds a required 4% administration fee and 1% per month interest. After one year, the property is forfeited to the Iosco County Treasurer. *For example, 2010 taxes still unpaid as of March 1, 2012 will be forfeited.*

Q. What is foreclosure?

A. Foreclosure is the loss of your property. It occurs March 31st, after the Circuit Court judgment is entered.

Bankruptcy stops forfeiture and foreclosure so make sure the County Treasurer knows about it. Very low income households may qualify for State or local hardship which also stops foreclosure. Contact East Tawas City Hall at cityhall.etch@charterinternet.com or (989) 362-6161 or the Iosco County Treasurer at (989) 362-4409.

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 still have 13 months before it will be foreclosed. However, the interest and fees will be higher. When a property is forfeited, the interest rate

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

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

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 payments to the City of East Tawas prior to March 1st. On this date, any unpaid amount will be turned over to the Iosco County Treasurer and you can make payment arrangements with that office.

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 one by

See www.michigan.gov/propertyforeclosures for more information on State-foreclosed property.

Iosco County Property Foreclosure Time Line *2010 property taxes*

July - December 2010	March 1, 2011	March 1, 2012	December 1, 2012	February 2013	March 31, 2013	July - September 2013
2010 property taxes billed by the City of East Tawas.	Unpaid 2010 property taxes turned delinquent to Iosco County Treasurer for collection. A required 4% administration fee is added plus 1% per month interest.	Property is forfeited to the Iosco County Treasurer. \$245 fee is added. Monthly interest rate increases to 1.5%, including back one year (or more) to the date taxes became delinquent.	Cutoff date for newspaper publication of all ownership interest in property. Publication fee added.	Circuit Court enters a judgment of foreclosure. From this date of judgment, property owners have until March 31 st to pay the taxes plus penalties and interest or lose their property.	Clear title passes to the State of Michigan.	Foreclosed property may go to public auction administered by the State of Michigan.