

ALPENA COUNTY TREASURER'S OFFICE
Kimberly Ludlow, Treasurer
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THE TAX-REVERSION LAW OF 1999

WHAT IT MEANS FOR THE DELINQUENT TAXPAYER

In October 1999, the Legislature enacted, and signed into law, significant changes to the State's tax-reversion process. Public Act 123 establishes a **new** tax-reversion process in which annual tax sales were eliminated in favor of an annual forfeiture and judicial for foreclosure process.

Your County Treasurer will be responsible for the foreclosure and sale of tax-reverted property. By having your Treasurer handle the process, the County of Alpena will have local control over the entire tax-reversion process from beginning to end, from forfeiture to sale. The **ENTIRE PROCESS** will take place here in Alpena. The County of Alpena-**NOT LANSING**-will have the flexibility to fashion creative solutions to meet particular taxpayer needs.

THERE ARE FOUR MAJOR STEPS UNDER THE NEW SYSTEM

DELINQUENCY... Taxes that are billed by your city or township treasurer and not paid by the taxpayer will be returned delinquent to the County Treasurer on March 1st. A 4% Administration fee and interest of 1% per month will be added beginning March 1st. This part of the law has not changed. However, under the new law an **additional \$15.00 fee** will be added six months later on October 1st. **SIX MONTHS LATER** your property will be placed in...

FORFEITURE... Interest and fees will become higher. When a property is forfeited, the interest rate goes from 1% per month to 1.5% per month retroactive to the date the taxes became delinquent. IN ADDITION, A \$175.00 FEE WILL BE ADDED ON MARCH 1ST OF THE SECOND YEAR. After a property has been in forfeiture for ONE YEAR it will be placed in....

FORECLOSURE... At this point, title work will have taken place. Mailing and publishing of notices will have taken as well as Administrative Show Cause Hearings and Judicial Foreclosure Hearings. Once the above process has been completed, the circuit court enters a judgment of foreclosure quieting title and the County Treasurer starts the process of...

LAND DISPOSITION... THIS IS THE SALE OF YOUR PROPERTY. You cannot get your property back after it has been foreclosed. **Foreclosure is final!** Property that has been foreclosed will be sold at Public Auction to the highest bidder. **ALL SALES WILL BE FINAL WITH NO RECOURSE BY THE PREVIOUS LANDOWNER TO RECLAIM TITLE TO THE PROPERTY.**

It is extremely important that you understand the new law that took effect October 1, 1999. **PLEASE CONTACT US FOR MORE INFORMATION ON HOW TO PREVENT YOUR PROPERTY FROM BEING SOLD AT PUBLIC AUCTION.**

For further information on these land sales, check the website listed below:

www.tax-sale.info