

## **City of Ypsilanti Poverty Exemption**

### **GUIDELINES AND INSTRUCTIONS FOR POVERTY EXEMPTION-2026**

\*If granted an exemption it is for the current year only.

**\*Per, MCL 211.7u(3), the application for consideration must be received by the Assessor's Office by the mail in deadline of the Board of Review. *Board of Review Dates are posted annually and may also be found at [www.cityofypsilanti.com](http://www.cityofypsilanti.com) or by calling (734) 483-7117.* This application can be made by mail, if received one day prior to the last session of the Board of Review.**

\*The application must be filled out in its entirety and all requested documentation must be attached. If an area does not apply to the applicant, "N/A" must be used. If the application is not complete or requested documentation is not included, the Board of Review will deny the exemption. All pages included with this application must be returned when the application is submitted for review.

Beginning in 2024, the Board of Review can only approve an exemption for a prior year, IF the prior year did not have an application.

If applicant meets all requirements, the Board of Review will apply 25%, 50%, 75% or 100% reduction.

\*Per MCL 211.7u(7), a person who files a claim for Poverty exemption IS NOT prohibited from also appealing the assessment on the property to the Board of Review in the same year.

### **Required Documentation to be Attached to Poverty Exemption Application**

\*Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence must be included with the application including any property tax credit returns, current or preceding tax year. **If any person in the household is not required to file federal or state tax returns, the included affidavit, form 4988, must be completed by each person that does not file taxes.**

\*The most recent statement for all bank accounts, investments, IRAs, CDs, 401Kx, money market annuities, etc. The statement submitted must be complete with no missing pages and submitted for all persons residing in the home.

\*Proof of income/assets from the Social Security Administration, Veterans Administration, Medicare, Medicaid, Bridge Card, and any College/University scholarships for all persons residing in the home.

\*The most recent mortgage statement of the primary residence under review, including any reverse mortgages.

\*If primary residence being sought for exemption was purchased within the past two years of this application, homeowner's closing statements must be submitted with application.

### **Common Reasons for Denial of Poverty Exemption**

Below are common reasons of why a claim for Poverty Exemption is denied:

**\*Failure to fill out all areas of the application, including "N/A" in areas not applicable to the applicant or signing the application.**

**\*Missing required documents and proof of Income from all sources.**

### **CITY OF YPSILANTI GUIDELINES FOR POVERTY EXEMPTION**

*This amount published annually with the Michigan School District lunch program*

<b>Number in Family</b>	<b>Income</b>
1 member	\$28,953
2 members	\$39,128
3 members	\$49,303
4 members	\$59,478
5 members	\$69,653
6 members	\$79,828
7 members	\$90,003
8 members	\$100,178
Each additional person:	\$ 10,175

### **According to the US Census Bureau, "income" includes:**

\*Money, wages, and salaries before any deductions

\*Net receipts from non-farm self-employment. (These are receipts from a person's own business, professional enterprise, or partnership, after deductions for business expenses.)

\*Net receipts from farm self-employment. (The same provisions as above for self-employment.)

\*Regular payment from social security, railroad retirements, unemployment, worker's compensation, veteran's payments and public assistance.

\*Alimony, child support, and military family allotments.

\*Private pensions, governmental pensions, and regular insurance or annuity payments.

\*College or university scholarships, grants, fellowships, and assistantships.

\*Dividends, interest, net rental income, net royalties, periodic receipts from estates or trusts, and net gambling or lottery winnings.

### **ASSET LEVEL GUIDELINES FOR POVERTY EXEMPTION**

*\*The Asset Level does not include the primary residence for which exemption is being sought. It does include, but is not limited to:*

\*A second home, additional land not associated with the primary residence, or other buildings other than the primary residence being sought for exemption.

\*Vehicles and other recreational vehicles such as motor homes, campers, ATVs, boats, and motorcycles.

\*Jewelry, antiques, artwork, equipment, and other personal property of value.

\*Bank accounts, stocks, bonds, and investments. This also includes the money received from the sale of stocks, bonds, investments, cars, and houses unless a person is in the specific business of selling such property.

\*Withdrawals of bank accounts and borrowed money.

\*Gifts, loans, lump-sum inheritances, and one-time insurance payments.

\*Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.

\*Federal non-cash benefits programs such as Medicare, Medicaid, food stamps, and school lunches.

\*The total interest income in all accounts (checking, savings, CDs, IRAs, 401Ks, money market, annuities, etc.)

\*The applicant shall not have ownership interest in any real estate other than the primary residence being considered for exemption.

Maximum total allowed liquid assets, specifically amounts in banking/investments accounts may not exceed \$25,000 for the entire household. Other assets may not exceed the qualifying amount for poverty exemption. See above for what is considered an asset.

## City of Ypsilanti

### Poverty Exemption Asset Checklist

This form is used to determine total household assets as required under Michigan law (MCL 211.7u).

All applicants must list the current value of each asset below. If an item does not apply, enter \$0.

#### REAL ESTATE OWNERSHIP (Other Than Principal Residence)

Do you have any ownership interest in any other real estate: Yes  No

If yes, list address(es):

#### LIQUID AND INVESTMENT ASSETS

Cash:

Checking accounts (total):

Savings accounts (total):

Certificates of deposit:

Money market accounts:

Stocks, bonds, or treasury bills:

Insurance policies with cash value:

Mutual funds:

IRA or Keogh accounts:

Annuities or deferred compensation:

Jewelry or gems:

Rare coins or collections:

Antiques or specialty items:

Other collectibles or personal assets of value:

VEHICLE ASSETS

Vehicle 1 (year / make / model):

Vehicle 2 (year / make / model):

Vehicle 3 (year / make / model):

OTHER ASSETS

Other real estate value:

TOTAL HOUSEHOLD ASSETS

Total of all assets listed above:

APPLICANT CERTIFICATION

I declare that the information provided above is true and complete to the best of my knowledge.

Applicant name:

Applicant signature:

Date:

## Application and Affirmation for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township where the property is located in each year on or after January 1 but before the day prior to the last day of the board of review. Poverty Exemptions may be heard by the Board of Review during its March, July, and December sessions.

**To be considered complete, this application must:** 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

<b>PART 1: PERSONAL INFORMATION —</b> Petitioner must list all required personal information.				
Petitioner's Name			Daytime Phone Number	
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents	
Property Address of Principal Residence		City	State	ZIP Code
<b>PART 2: REAL ESTATE INFORMATION</b>				
List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.				
Property Parcel Identification Number		Name of Mortgage Company		
Unpaid Balance Owed on Principal Residence	Monthly Payment	Length of Time at this Residence		
Property Description				
<b>PART 3: AFFIRMATION OF OWNERSHIP, OCCUPANCY, AND INCOME STATUS</b> (Check all boxes that apply.)				
<input type="checkbox"/> I own the property in which the exemption is being claimed.  <input type="checkbox"/> The property in which the exemption is being claimed is used as my homestead. Homestead is generally defined as any dwelling with its land and buildings where a family makes its home.				
<b>PART 4: ADDITIONAL PROPERTY INFORMATION</b>				
List information related to any other property owned by you or any member residing in the household.				
Check if you own, or are buying, other property. If checked, complete the information below.			Amount of Income Earned from other Property	
1	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid
2	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid

<b>PART 5: EMPLOYMENT INFORMATION</b> - List your current employment information.					
Name of Employer					
Address of Employer		City	State	ZIP Code	
Contact Person		Employer Telephone Number			
<b>PART 6: INCOME SOURCES</b>					
List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.					
Source of Income			Monthly or Annual Income (indicate which)		
<b>PART 7: CHECKING, SAVINGS AND INVESTMENT INFORMATION</b>					
List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.					
Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment	
<b>PART 8: LIFE INSURANCE</b> - List all policies held by all household members.					
Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured
<b>PART 9: MOTOR VEHICLE INFORMATION</b>					
All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.					
Make	Year	Monthly Payment	Balance Owed		

<b>PART 10: HOUSEHOLD OCCUPANTS - List all persons living in the household.</b>				
First and Last Name	Age	Relationship to Applicant	Place of Employment	\$ Contribution to Family Income

<b>PART 11: PERSONAL DEBT - List all personal debt for all household members.</b>					
Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

<b>PART 12: MONTHLY EXPENSE INFORMATION</b>			
The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.			
Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance
Garbage	Daycare	Car Expense (gas, repair, etc.)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	

**NOTICE:** Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

**PART 13: POLICY AND GUIDELINES ACKNOWLEDGMENT**

The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.

The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.

**PART 14: LEGAL DESIGNEE INFORMATION (Complete if applicable.)**

Legal Designee Name		Daytime Telephone Number	
Mailing Address	City	State	ZIP Code

**PART 15: CERTIFICATION**

I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.

Printed Name	Signature	Date
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**This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.**

**Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 30 days of decision. A copy of the Board of Review decision must be included with the petition.**

Michigan Tax Tribunal  
PO Box 30232  
Lansing MI 48909

Phone: 517-335-9760  
Email: [taxtribmichigan.gov](mailto:taxtribmichigan.gov)

## Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

**INSTRUCTIONS:** When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

\_\_\_\_\_, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Person Making Affidavit

\_\_\_\_\_  
Date