



Property Assessment
Board of Review

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 105
Detroit, Michigan 48226

Phone: 313-628-0722
Fax: 313-224-4576
www.detroitmi.gov

Homeowners Property Tax Assistance Program (HPTAP)

Assistance with your application and free notarization for your petition is available at the Board of Review office listed above

Important information about HPTAP:

- HPTAP is provided in accordance with MCL 211.7u of the General Property Tax Act.
- You must own and occupy the property as your principal residence.
- You must apply each year for the HPTAP to be considered for an exemption.
- You must complete the entire application and provide ALL required documentation. Failure to do so will delay the consideration of your application.
- Applications are available at the Office of the Assessor in the Coleman A. Young Municipal Center or online at www.detroitmi.gov/How-Do-I/Property-Assessment-Documents.

The Board of Review (BOR) releases decisions only three (3) times per year (after):

March BOR meeting date: April 6TH, 2020

July BOR meeting date: July 21st, 2020

December BOR meeting date: December 15th, 2020

- You are encouraged to apply at least two weeks before the March, July or December Board of Review. Applications that are submitted after December 14th, 2020 will not be considered.
- The Board of Review (BOR) will review your application and decide if an exemption will be granted. If more information or follow-up is needed, the BOR may contact you by phone or by mail.
- You will be mailed a decision letter within ten (10) business days after the close of the BOR in which your application was decided on.
- If you are granted an exemption at the March BOR, you will receive a lowered tax bill for that year.
- If you are granted an exemption at either the July or December BOR, you will receive a full property tax bill in July. An adjusted tax bill will be mailed after the July or December BOR. If you pay your tax bill and are then granted an exemption, you will be mailed a refund for the excess payment.
- If you are not granted an exemption, you will receive an explanation in your decision letter. This will include the process and timeline for appealing this decision if you choose to do so.

What you should know about your property tax obligation:

- If you are granted an exemption, it will only lower the current year's property taxes.
- Make sure you apply again every year to lower future years' taxes.
- You must pay the solid waste fee (trash pick-up), even if you are granted an exemption.
- If you owe property taxes for past years, contact the Wayne County Treasurer by phone at (313) 224-5990 or online at <https://pta.waynecounty.com/>. Free tax counseling is available at the United Community Housing Coalition, 9am-12pm Monday, Wednesday and Friday (2727 2nd Ave. Suite 313).

The following additional programs are available to reduce your taxes:

- Assessment Appeal (You must appeal during February 1st – 15th)
- Homestead Property Tax Credit (Michigan Treasury Form 1040CR)
- Interest Reduced Stipulated Payment Agreement (Wayne County Treasurer)
- Step Forward Michigan (www.stepforwardmichigan.org/)
- Solid Waste Reduction – 65 and older with total household income of \$40,000 or less (Detroit Office of the Treasury)

Sincerely,
Detroit Board of Review