

# THE LAND VALUE TAX PLAN

## 17% AVERAGE TAX CUT FOR DETROIT HOMEOWNERS



-\$178



-\$293



-\$653

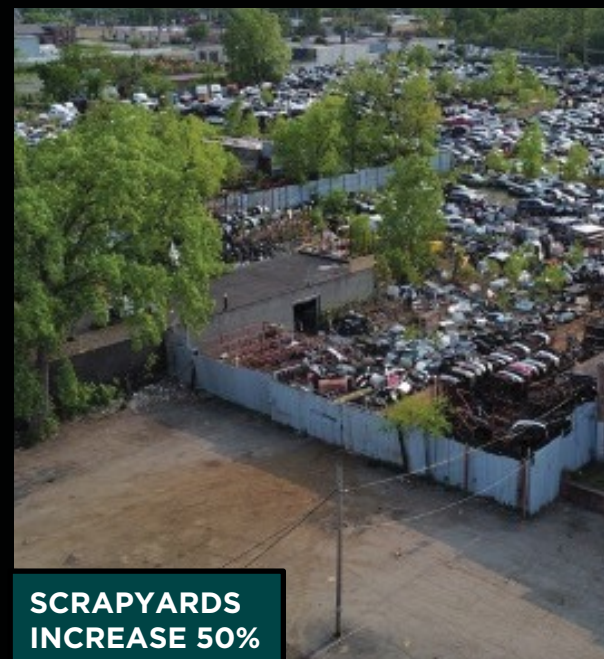
## HOW DO WE PAY FOR IT? MAKE THESE OWNERS PAY THEIR FAIR SHARE



ABANDONED BUILDINGS  
INCREASE 100%



PARKING LOTS  
INCREASE 50%



SCRAPYARDS  
INCREASE 50%

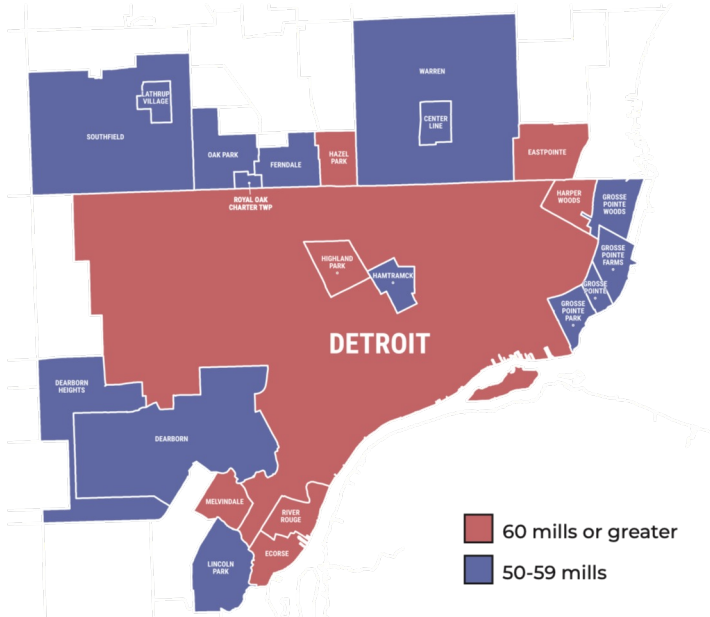
AT 67 MILLS TODAY, DETROIT HOMEOWNERS ARE PAYING HIGHER TAXES THAN MANY OF OUR NEIGHBORING SUBURBS.

# IT'S TIME TO LOWER DETROIT'S PROPERTY TAXES.

Blue cities have taxes between 50-60 mills.

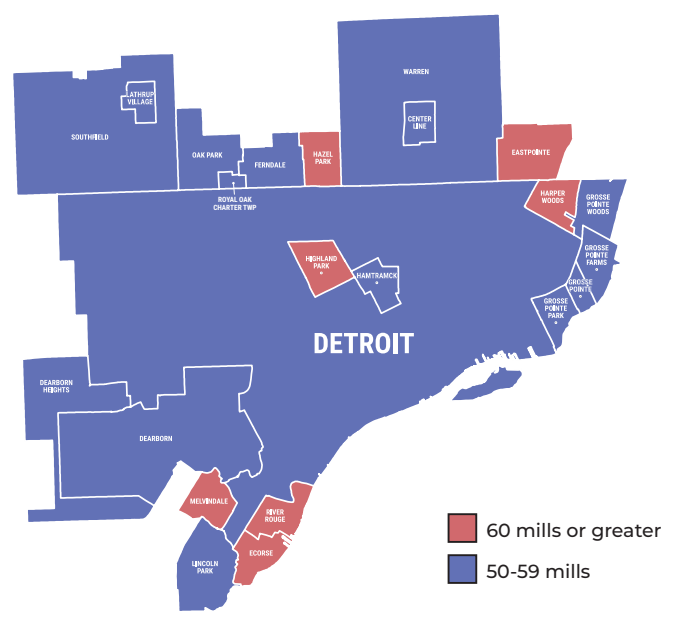
Red cities have taxes over 60 mills.

City Mills Before Proposed Land Value Tax



Source: Average city mills from Michigan Department of Treasury

City Mills After Proposed Land Value Tax



Source: Average city mills from Michigan Department of Treasury

Detroit's lower taxes would be competitive with Southfield, Ferndale, Warren, and Grosse Pointe.

**97% of Detroit homeowners will get a property tax cut.**

**LEGISLATION GUARANTEES NO DETROIT HOMEOWNER WILL GET A TAX INCREASE UNDER THE LVT PLAN.**

# HOW ARE TAXES ON IMPROVEMENTS CUT?

Detroit's millage for operations would be cut by 14 mills, from 20 mills to 6 mills for all taxable property. Here's the comparison for homeowners (with personal residence exemption):

## CURRENT HOMEOWNER TAX

Detroit Operating	20	mills
Detroit Debt	7	mills
School Operating	6	mills
School Debt	13	mills
County	17	mills
Libraries	4	mills
<b>Total</b>	<b>67</b>	<b>mills</b>

## CHANGE UNDER LAND VALUE TAX

Detroit Operating	<del>20</del>	mills	6	mills
Detroit Debt	7	mills		
School Operating	6	mills		
School Debt	13	mills		
County	17	mills		
Libraries	4	mills		
<b>Total</b>	<b>53</b>	<b>mills</b>		

## ON AVERAGE, THE LAND VALUE TAX PLAN WILL CUT YOUR TAX BILL BY 17%

	Current Tax	Land Value Tax	Change in Tax Bill
<b>5000 BLK. BISHOP</b>	\$3,818	\$3,240	<b>-\$577</b>
<b>15800 BLK. EASTBURN</b>	\$966	\$800	<b>-\$166</b>
<b>4000 BLK. BAGLEY</b>	\$1,463	\$1,238	<b>-\$225</b>
<b>2400 BLK. SEYBURN</b>	\$1,271	\$1,139	<b>-\$132</b>
<b>200 BLK. HOLBROOK</b>	\$2,165	\$1,771	<b>-\$394</b>

## WHAT IF I HAVE AN NEZ? YOUR TAX BILL STAYS THE SAME UNTIL YOUR NEZ EXPIRES.

When your NEZ expires, you'll get the permanent tax cut. All Detroiters will finally enjoy the same tax cut, regardless of whether they live in an NEZ neighborhood.

## WHAT IF I OWN SIDE LOTS? OVERALL PROPERTY TAXES WILL NOT GO UP.

If you have a house and up to 4 adjacent side lots, your overall property taxes will not go up.

- The average homeowner saves \$184.
- The average side lot will increase by about \$26 a year.

**URBAN FARMS AND COMMUNITY GARDENS WILL NOT SEE A TAX INCREASE.**

# SO WHO PAYS? TAXES GO UP ON THOSE WHO HAVEN'T BEEN PAYING THEIR FAIR SHARE.

**TAXES ON THIS ABANDONED BUILDING  
INCREASE FROM \$250 TO \$560.**



**TAXES ON THIS VACANT BUILDING  
INCREASE FROM \$410 TO \$920.**



**SCRAPYARD TAXES INCREASE BY 50%**



**PARKING LOT TAXES INCREASE BY 50%**



## LET DETROIT VOTERS DECIDE! DETROITERS COULD VOTE IN NOVEMBER 2024 AND GET THEIR TAX CUT IN 2025.

**State House Passage**

**State Senate Passage**

**City Council Decision**

**Detroit Election**

**Land Value Tax Takes Effect**

November, 2023

1<sup>st</sup> Quarter, 2024

Spring, 2024

November 5, 2024

July, 2025

**LEARN MORE:** [bit.ly/lvtplan](https://bit.ly/lvtplan)