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**TO:** Detroit City Council

**FROM:** David Whitaker, Director   
Legislative Policy Division

**DATE:** March 18, 2026

**RE:** Draft Resolution Urging Wayne County Treasurer for Moratorium on Property Tax Foreclosure for Owner-Occupied Homes

The Legislative Policy Division (LPD) has been requested by Council Member Latisha Johnson to draft a resolution urging the Wayne County Treasurer to issue a moratorium on property tax foreclosures for owner-occupied property for the year 2026. LPD notes that the Wayne County Treasurer is required by law to institute forfeiture proceedings on tax delinquent properties. However, we have drafted a resolution urging the Wayne County Treasurer to seek a moratorium from the Legislature.

If we can be of further assistance, please call upon us.

**RESOLUTION URGING THE WAYNE COUNTY TREASURER TO SUPPORT THE ISSUANCE  
OF A MORATORIUM ON PROPERTY FORECLOSURE  
FOR OWNER-OCCUPIED HOMES**

**BY COUNCIL MEMBER LATISHA JOHNSON**

- WHEREAS,** The Detroit City Council has a duty to provide for the public peace, health and safety of persons and property of the residents of the city of Detroit; and
- WHEREAS,** The residents of the city of Detroit in trying to maintain the dignity of homeownership have on numerous occasions presented to the Detroit City Council incidents in which their inability to pay delinquent payment of property taxes have placed many residents in peril of losing their homes; and
- WHEREAS,** The Legislature has identified the collection of delinquent property taxes as fundamental to the economy of the state and municipalities as set forth under MCL 211.78 which provides in pertinent part:
- (1) The legislature finds that there exists in this state a continuing need to strengthen and revitalize the economy of this state and its municipalities by encouraging the efficient and expeditious return to productive use of property returned for delinquent taxes. Therefore, the powers granted in this act relating to the return of property for delinquent taxes constitute the performance by this state or a political subdivision of this state of essential public purposes and functions.
- WHEREAS,** The Legislature has provided under MCL 211.78g, that “on March 1 in each tax year, certified abandoned property and property that is delinquent for taxes, interest, penalties, and fees for the immediately preceding 12 months or more is forfeited to the county treasurer for the total amount of those unpaid delinquent taxes, interest, penalties, and fees”; and
- WHEREAS,** The Legislature has provided under MCL 211.78h, “Not later than June 15 in each tax year, the foreclosing governmental unit shall file a single petition with the clerk of the circuit court of that county listing all property forfeited and not redeemed to the county treasurer under section 78g to be foreclosed under section 78k for the total of the forfeited unpaid delinquent taxes, interest, penalties, and fees; and
- WHEREAS,** The Detroit City Council recognizes that the Wayne County Treasurer is obligated to follow state law in pursuing delinquent property taxes through foreclosure but further recognizes the impact such foreclosure of occupied homes has on the increased population of unhoused persons; and
- WHEREAS,** The Wayne County Treasurer as a foreclosing governmental unit<sup>1</sup> is in a unique position to advocate to the state legislature for a moratorium on property tax foreclosures for owner-occupied homes; **BE IT THEREFORE**

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<sup>1</sup> MCL 211.78(8)(a) "Foreclosing governmental unit" means 1 of the following: (i) The treasurer of a county.

**RESOLVED,** The Detroit City Council urges the Wayne County Treasurer to urge the State Legislature to provide a moratorium on property tax foreclosures for owner-occupied homes; and **BE IT FINALLY**

**RESOLVED,** That a copy of this resolution be provided to Mayor Mary Sheffield and to the Wayne County Treasurer, Eric R. Sabree.

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(ii) This state if the county has elected under subsection (3) to have this state foreclose property under this act forfeited to the county treasurer under section 78g. (b) "Forfeited" or "forfeiture" means a foreclosing unit may seek a judgment of foreclosure under section 78k if the property is not redeemed as provided under this act, but does not acquire a right to possession or any other interest in the property.