

Office of the Clerk
248-634-9331 ext. 301
Fax: 248-634-5482



George A. Kullis, Supervisor
Karin S. Winchester, Clerk
Jennifer Ryan, Treasurer
Derek Burton, Trustee
Ryan Matson, Trustee
Michael McCanney, Trustee
Richard Kinnamon, Trustee

RESOLUTION 2026-03: GUIDELINES FOR POVERTY EXEMPTIONS

WHEREAS, the adoption guidelines for poverty exemptions is within the purview of the Township Board of Trustees; and

WHEREAS, the homestead of persons who, in the judgment of the Board of Review, by reason of poverty, are unable to contribute to the public charges is eligible for exemption in whole or part 25%, 50%, 75%, or 100% exemption from taxation under Public Act 253 of 2021 (MCL 211.7u); and

WHEREAS, pursuant to PA 253 of 2021, Holly Township, Oakland County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household;

To be eligible, a person shall do all of the following on an annual basis:

1. Be an owner of and occupy as a homestead the property for which an exemption is requested.
2. File a claim with Board of Review accompanied by two years Federal and State income tax returns, Senior Citizens Homestead Property Tax Credit Form MI-1040CR-1 or General Homestead Property Tax Claim form MI-1040CR-4 for all persons residing in the homestead.
3. Produce a valid drivers' license or other form of valid identification.
4. Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
5. Meet the federal poverty income standards for the prior tax year as defined and determined annually by the United States Department of Health and Human Services.
6. The application for an exemption shall be filed after January 1, but before the day prior to the last day of Board of Review.
7. Any additional eligibility requirements as determined by the Township Board of Trustees.
8. Applicant must provide a current pay stub, if employed or other documented sources of income such as a Statement from Social Security Administration and/or the Michigan Social Services as to monies paid to applicants during the previous year, and a signed Form 4988 (attached).
9. The total value of assets owned by the applicant and each member of the applicant's household shall not exceed the asset guidelines adopted by the Holly Township Board of Trustees as follows:

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Asset Guidelines

As required by PA 390 of 1994, all guidelines for poverty exemptions as established by the governing body of the local assessing unit SHALL also include an asset level test. The purpose of an asset test is to determine the resources available (cash and fixed assets and property that could be converted to cash) that could be used to pay property taxes in the year the poverty exemption is filed.

The following asset test shall apply to all applications for poverty exemption:

- The applicant shall not have “liquid” (cash) assets, excluding the value of the principal residence subject to the exemption request, in excess of two (2) times the amount of the estimated tax obligation of the current assessment. For example, if the tax obligation is \$3,000, the maximum liquid assets are \$6,000 ($\$3,000 \times 2$).
- An applicant’s homestead and principal vehicle(s) shall be excluded from consideration as an asset. All other property, including all other persons residing in the household, shall be included as an asset. Property shall include, but is not limited to: cash, savings, stocks, mutual funds, certificates of deposit, insurance commodities, coin collections, art, motor vehicles, recreation vehicles, excess land etc.
- The applicant shall not have other total assets (fixed assets or other property, excluding the value of the principal residence and principal vehicle subject to the exemption request) in excess of ten (10) times the amount of the estimated tax obligation of the current assessment. For example, if the tax obligation is \$2,000, the maximum total of other assets is \$20,000 ($\$2,000 \times 10$).

WHEREAS, a poverty if a person meets all eligibility requirements in the statute, the Board of Review must grant an exemption equal to 25%, 50%, 75%, or 100% reduction in taxable value.

WHEREAS, Public Act 253 of 2020 amended MCL 211.7u related to poverty exemptions. PA 253 of 2020 lists the specific percentage reductions in taxable value that may be used by the Board of Review in granting a poverty exemption.

WHEREAS, MCL 211.7u(5) states that if a person claiming the poverty exemption meets all eligibility requirements, the Board of Review shall grant the poverty exemption, in whole or in part, as follows:

Reduction Calculation

1. a full exemption equal to a 100% reduction in taxable value for the year in which the exemption is granted; or

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2. A partial exemption equal to a 75% reduction in taxable value for the year in which the exemption is granted; or
3. A partial exemption equal to a 50% reduction in taxable value for the year in which the exemption is granted; or
4. A partial exemption equal to a 25% reduction in taxable value for the year in which the exemption is granted.

No other method of calculating taxable value may be utilized, except for those percentage reductions specifically authorized in statute, or any other percentage reduction approved by the State Tax

WHEREAS, in order to ease the burden on taxpayers, the assessor and the Board of Review and to ensure that all taxpayers have an equal opportunity to be heard by the Board of Review, the Township of Holly hereby resolves, according to provisions of MCL 211.30(8) of the General Property Tax Act, that the Board of Review shall receive letters of protest regarding assessments from resident taxpayers from the first Tuesday in March until it adjourns from the public hearings for which it meets to hear such protests. All notices of assessment change and all advertisements of Board of Review meetings are to include a statement that the resident taxpayers may protest by letter to the Board.

NOW, THEREFORE, LET IT BE RESOLVED that in order to conform with the provisions of P.A. 253 of 2021, this resolution is hereby given immediate effect and will stay in effect for subsequent years until amended or voided.

NOW, THEREFORE, LET IT BE FURTHER RESOLVED that the Board of Review shall follow the current year to date Published Federal Guidelines and Federal Poverty Income Standards (as amended from time to time) in granting or denying an exemption.

ADOPTED by the Holly Township Board of Trustees this 18th day of February 2026.

Motion by: K. Winchester

Supported by: R. Matson

Ayes: 7

Nays: 0

Absent: 0

Clerk's Certificate

The undersigned, being the duly qualified and acting Clerk of the Township of Holly, Oakland County, Michigan, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a regular meeting held on the 18th day of February, 2026, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted,

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and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Karin S. Winchester, MMC
Holly Township Clerk
Oakland County, Michigan