



Lame Duck Changes to Substitute SB 235

- Requires the parcel's owner to apply for the exemption to and obtain approval from the municipal corporation, township or county before the parcel may receive the exemption.
- Fixes an exempted parcel's taxable value at its fair market value in the year before the exemption first applies.
- Requires the parcel's owner to submit a statement from the county treasurer certifying that the parcel is not subject to any unpaid property tax or assessments.
- Disqualifies a parcel if agricultural operations are conducted on the parcel.
- Authorizes local governments to approve exemptions beginning for tax year 2017.

The exemption expires when one of the following occurs:

- The owner obtains a certificate of occupancy.
- The owner transfers title to another person.
- If zoning regulations change in a manner that excludes commercial or industrial activity.
- The parcel becomes subject to a subdividing plat.
- Agriculture, commercial or industrial operations are conducted on the property before the owner obtains a certificate of occupancy.

Assesses a recoupment charge equal to the last three years of an exempted parcel's tax savings if either:

1. If the parcel is sold and the seller made no improvements to the parcel before the sale or
2. If commercial, agricultural or industrial operations are conducted on the parcel before receipt of an occupancy permit.