Resolution of Support for Michigan House Bills 4079 & 4080 Reinstating the Michigan Special Assessment Deferment Program

Resolution 2026-005

WHEREAS, the Michigan Legislature previously authorized a **Special Assessment Deferment Program** that allowed eligible Michigan residents to defer payment of certain special assessments until their property changed ownership; and

WHEREAS, this program successfully operated for more than four decades before being discontinued in 2020 due to historically low interest rates and the belief that the program was no longer necessary; and

WHEREAS, interest rates and infrastructure costs have increased substantially since 2020, resulting in significantly higher financial burdens for homeowners subject to local special assessments; and

WHEREAS, residents in communities throughout Michigan are increasingly facing substantial assessments for essential public infrastructure projects including drains, dam repairs, roads, and sewer systems; and

WHEREAS, in many Michigan counties, **drain special assessments can exceed $40,000 per property**, and dam repair projects such as those in the **Four Lakes region of mid-Michigan** have averaged approximately **$33,000 per property**, resulting in annual payments that may total thousands of dollars plus interest; and

WHEREAS, such assessments can create severe financial hardship for **lower-income, fixed-income, retired, and disabled residents**, placing them at risk of losing their homes due to costs beyond their ability to pay; and

WHEREAS, reinstating the Special Assessment Deferment Program would allow qualifying homeowners to **defer payment of special assessments until the property changes ownership**, enabling them to remain in their homes while ensuring that the State of Michigan is repaid; and

WHEREAS, under the program structure, the **State of Michigan places a first lien on the property for the assessment amount**, ensuring repayment when the property is sold or transferred, thereby making the program a **low-risk, fiscally responsible option** for assisting vulnerable residents; and

WHEREAS, **Michigan House Bill 4079** and **Michigan House Bill 4080**, currently before the Michigan Senate, seek to reinstate this important program to provide relief for qualifying Michigan homeowners; and

WHEREAS, the program would apply only to homestead primary residences and require that applicants meet eligibility criteria including age (65+), permanent disability status, residency and ownership requirements, U.S. citizenship, and income limitations.

NOW, THEREFORE, BE IT RESOLVED, that the County of Gladwin hereby **expresses its strong support for Michigan House Bills 4079 and 4080** and urges the Michigan Senate to approve this legislation and restore the Michigan Special Assessment Deferment Program.

BE IT FURTHER RESOLVED, that reinstating this program will provide a practical and compassionate solution that helps eligible residents remain in their homes while ensuring repayment to the State through a secured property lien.

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor of Michigan, members of the Michigan Senate, members of the Michigan House of Representatives, and other appropriate state officials to demonstrate community support for this legislation.

Roll call vote:

APPROVE: Comm Visnaw, Comm Donaldson, Comm O'Donnell, Comm Moore, Comm Winaski

DENY: Ø

ABSENT/ABSTAIN: Ø

Adopted this 24 **day of** March **, 2026.**

CERTIFICATION

STATE OF MICHIGAN)
)SS
COUNTY OF GLADWIN)

I, the undersigned, the duly qualified and acting Clerk of Gladwin County, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Gladwin County Board of Commissioners at a meeting held on the 24th day of March, 2026, and that notice of said meeting was given in accordance with the Open Meetings Act, and further certify that the above resolution was adopted at said meeting.

Dated: 3/24/2026

Constance Thurlow-White
Gladwin County Clerk