

Mason County Register of Deeds

Michigan Real Estate Transfer Tax County Exemptions
MCL 207.505 Sec. 5

The following instruments and transfers shall be exempt from this act:

- (a) Instruments where the value of the consideration is less than \$100.00.
- (b) Instruments evidencing contracts or transfers which are not to be performed wholly within this state insofar as such instruments include land lying outside of this state.
- (c) Written instruments which this state is prohibited from taxing under the constitution or statutes of the United States.
- (d) Instruments or writings given as security or any assignment or discharge thereof.
- (e) Instruments evidencing leases, including oil and gas leases, or transfers of such leasehold interests.
- (f) Instruments evidencing any interests which are assessable as personal property.
- (g) Instruments evidencing the transfer of rights and interests for underground gas storage purposes.

- (h) Instruments (i) in which the grantor is the United States, the state, any political subdivision or municipality thereof, or officer thereof acting in his official capacity; (ii) given in foreclosure or in lieu of foreclosure of a loan made, guaranteed or insured by the United States, the state, any political subdivision or municipality thereof or officer thereof acting in his official capacity; (iii) given to the United States, the state, or 1 of their officers as grantee, pursuant to the terms or guarantee or insurance of a loan guaranteed or insured by the grantee.
- (i) Conveyances from a husband or wife or husband and wife creating or disjoining a tenancy by the entireties in the grantors or the grantor and his or her spouse.
- (j) Judgments or orders of courts of record making or ordering transfers, except where a specific monetary consideration is specified or ordered by the court therefor.

- (k) Instruments used to straighten boundary lines where no monetary consideration is given.
- (l) Instruments to confirm titles already vested in grantees, such as quitclaim deeds to correct flaws in titles.
- (m) Land contracts whereby the legal title does not pass to the grantee until the total consideration specified in the contract has been paid.
- (n) Instruments evidencing the transfer of mineral rights and interests.
- (o) Instruments creating a joint tenancy between 2 or more persons where at least 1 of the persons already owned the property.