

MASON COUNTY TREASURER

POLICY

ONE-YEAR FINANCIAL HARDSHIP

EXTENSION FROM FORECLOSURE

FOR

2021 AND/OR PRIOR YEARS' DELINQUENT TAXES TO BE

WITHHELD FROM FORECLOSURE ON APRIL 1, 2024

Hardship Extensions are designed to delay foreclosure deadlines by one (1) year for owners who are actively working to catch up their delinquent property taxes. Hardship Extensions are aimed at homeowners, but may be granted occasionally for small, family businesses or commercial property that is the primary source of the owner's income.

The person requesting an extension must:

1. File the appropriate application and supporting documentation with the Mason County Treasurer on or before Thursday, February 1, 2024. An extension of the filing date may be made at the discretion of the Treasurer.
2. Hold title to the property or represent the estate if the owner is deceased.
3. Complete the attached Application.
4. Provide proof of income.
5. Provide information to us about assets you may have OTHER THAN:
 - a. Assets in retirement programs recognized as tax exempt by IRS (e.g. IRA, 401k, 457, SEP)
 - b. Personal, occupied residence
 - c. Vehicle, tools, or other equipment needed for work
6. Present a plan for payment. Plans may include one or more of the following:
 - a. One year partial payment plan with Mason County Treasurer
 - b. Assistance from a local help agency
 - c. Recent history of making regular payments
 - d. Sale or refinancing of the property

If requested, the Treasurer will endeavor to assist delinquent taxpayers in developing a payment plan as part of the application process.

The law requires the Treasurer to review your income and allows the Treasurer to grant hardships to property owners whose household income is at or below the federal poverty income standards (as defined and determined annually by the United States Department of Health & Human Services supplemented by Michigan Department of Treasury guidelines). However, the Mason County Treasurer will consider extenuating circumstances that may create a financial hardship even if your income is higher than the federal standards. Withholding the property from the foreclosure petition is the sole judgment of the County Treasurer. The Treasurer is willing to discuss your individual situation with you as part of the application process.

Granting of financial hardship status shall be for only current year(s) pending foreclosure; it extends only the time to pay the amount due; additional expenses, interest, and penalties continue to accrue.

FEDERAL POVERTY INCOME STANDARDS

(Federal Poverty Guidelines 2023 for 2024)

SIZE OF FAMILY UNIT POVERTY GUIDELINES

1	\$14,580
2	\$19,720
3	\$24,860
4	\$30,000
5	\$35,140
6	\$40,280
7	\$45,420
8	\$50,560

For Each Additional Person, Add \$5,140

Information from: https://www.healthreformbeyondthebasics.org/wp-content/uploads/2023/08/REFERENCE_YearlyGuidelines_CY2024.pdf