

# **DELINQUENT PROPERTY TAX TIMELINE**

## **Current Year**

July 1 – February 28: During this time, your property taxes are made payable to your local city, village or township government. **Pay now to avoid interest and penalties!**

## **1<sup>st</sup> Year of Delinquency**

March 1: On March 1, your taxes officially become delinquent and due to the Oakland County Treasurer's Office. A 4% administration fee is added along with 1% interest per month.

October 1: A \$15 fee is added to your delinquency.

## **2<sup>nd</sup> Year of Delinquency**

March 1: Minimum of \$235 in fees are added to your delinquency. Your property is forfeited, not foreclosed, to the Treasurer with a lien placed against the property. The interest rate increases from 1% to 1.5% or from 12% to 18% each year

May 1: A foreclosure petition is filed in Circuit Court. All owners and lienholders are identified through title research.

October 1-December 31: Personal visits are attempted to all interested parties. Additional fees are assessed and added during this time.

## **3<sup>rd</sup> Year of Delinquency**

January: A Show Cause Hearing is held with the County Treasurer, giving taxpayers a chance to appeal the tax foreclosure.

February: Judicial Foreclosure Hearing is held with a Circuit Court Judge, giving taxpayers a chance to appeal the tax foreclosure. Property is foreclosed based on order signed by the judge.

March 31: All redemption rights expire. All interested parties lose their interest in the property.

July – October: Tax foreclosed property are offered at auction(s) to recover back taxes, interest and penalties.