

## More Questions?

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Washtenaw County Treasurer  
(734) 222-6600  
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State of Michigan Homestead Guidelines  
[http://www.michigan.gov/documents/  
2856\\_11014\\_7.pdf](http://www.michigan.gov/documents/2856_11014_7.pdf)

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### Local Assessors

Ann Arbor City	(734) 994-2663
Ann Arbor Twp	(734) 663-1699
Augusta Twp	(800) 234-6553
Bridgewater Twp	(517) 641-6473
Dexter Twp	(734) 426-3767
Freedom Twp	(734) 428-8585
Lima Twp	(734) 475-2246
Lodi Twp	(734) 665-7583
Lyndon Twp	(734) 475-2401
Manchester Twp	(734) 428-7090
Milan City	(734) 439-1501
/Wolverine Appraisers	(734) 439-0580
Northfield Twp	(734) 449-2880
Pittsfield Twp	(734) 822-3115
Salem Twp	(248) 349-1690x21
Saline City	(734) 429-4907x208
Saline Twp	(734) 429-9174
Scio Twp	(734) 665-2123
Sharon Twp	(734) 428-7591
Superior Twp	(734) 482-6099
Sylvan Twp	(734) 475-8890x2
Webster Twp	(734) 426-5103
York Twp	(734) 439-8842x4
Ypsilanti City	(734) 483-1530
Ypsilanti Twp	(734) 487-4927

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Information from the  
Washtenaw County  
Treasurer,

**Catherine McClary**

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*What is a  
Principal  
Residence?*

*Your Home*



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Principal Residence Exemptions  
(formerly, Homestead Exemptions)

Michigan law provides a property tax benefit for homeowners. Your home is exempt from the (approximately) 18-mill school operating millage. Formerly called a Homestead Exemption, this tax benefit is now called the **Principal Residence Exemption**.

### How do I qualify for a Principal Residence Exemption?

You must meet the following guidelines:

1. Be a Michigan resident
  2. Own and occupy the property
  3. File an Affidavit
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### Who is a Michigan Resident?

Michigan must be your permanent home—the place to which you intend to return whenever you go away. You may still be a Michigan resident even if you spend part of the year in another state. However, you may not claim a Michigan Principal Residence Exemption if you also claim a similar exemption or credit in another state.

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### What does the law mean by “own and occupy”?

Simply put, you must own your home or be purchasing it through land contract. Joint ownership is okay (for example, older parents may add their adult children on the home’s title) as long as you live in your home. You may also be an owner if you hold a life lease or have placed your home in certain types of trusts.

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### Do I need to file an Affidavit?

Probably not. Most homeowners have already signed a Principal Residence Affidavit (formerly a Homestead Exemption Affidavit). New Affidavits are needed only if you buy a new home or if you hadn’t previously filed for homestead status. You can check to see if you have homestead status by calling your local assessor. If you no longer qualify for a Principal Residence Exemption, you should complete a Request to Rescind/Withdraw Principal Residence Exemption.

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### Special Cautions

1. Homeowners qualify for **only one** Principal Residence Exemption.
  2. Married couples filing joint income tax returns qualify for **only one** Principal Residence Exemption
  3. Agricultural exemptions are similar but the qualifications differ. Please see your local assessor for details.
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### What do I do next?

You may have received a letter from the Washtenaw County Treasurer regarding your principal residence status. That means that the State has flagged your property as *possibly* having an incorrect exemption. For most people, it is a simple matter to show that you do qualify for principal residence status. Your letter gives a list of ways to show that you should retain principal residence status.

Please respond to our letter **within 30 days or we will have no choice but to deny your exemption and send you a bill**. Once we deny, you can challenge the denial only by appealing to the Michigan Tax Tribunal in Lansing.

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