

HOUSE BILL No. 4418

February 24, 2009, Introduced by Reps. Booher, Ball, Hansen, Polidori, Moore, Wayne Schmidt, Lahti, Moss, Spade and Horn and referred to the Committee on Urban Policy.

A bill to amend 1893 PA 206, entitled
"The general property tax act,"
by amending section 34c (MCL 211.34c), as amended by 2006 PA 646.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 34c. (1) Not later than the first Monday in March in each
2 year, the assessor shall classify every item of assessable property
3 according to the definitions contained in this section. Following
4 the March board of review, the assessor shall tabulate the total
5 number of items and the valuations as approved by the board of
6 review for each classification and for the totals of real and
7 personal property in the local tax collecting unit. The assessor
8 shall transmit to the county equalization department and to the
9 state tax commission the tabulation of assessed valuations and

1 other statistical information the state tax commission considers
2 necessary to meet the requirements of this act and 1911 PA 44, MCL
3 209.1 to 209.8.

4 (2) The classifications of assessable real property are
5 described as follows:

6 (a) Agricultural real property includes parcels used partially
7 or wholly for agricultural operations, with or without buildings.
8 For taxes levied after December 31, 2002, agricultural real
9 property includes buildings on leased land used for agricultural
10 operations. As used in this subdivision, "agricultural operations"
11 means the following:

12 (i) Farming in all its branches, including cultivating soil.

13 (ii) Growing and harvesting any agricultural, horticultural, or
14 floricultural commodity.

15 (iii) Dairying.

16 (iv) Raising livestock, bees, fish, fur-bearing animals, or
17 poultry, including operating a game bird hunting preserve licensed
18 under part 417 of the natural resources and environmental
19 protection act, 1994 PA 451, MCL 324.41701 to 324.41712, and also
20 including farming operations that harvest cervidae on site where
21 not less than 60% of the cervidae were born as part of the farming
22 operation. As used in this subparagraph, "livestock" includes, but
23 is not limited to, cattle, sheep, new world camelids, goats, bison,
24 privately owned cervids, ratites, swine, equine, poultry,
25 aquaculture, and rabbits. Livestock does not include dogs and cats.

26 (v) Raising, breeding, training, leasing, or boarding horses.

27 (vi) Turf and tree farming.

1 (vii) Performing any practices on a farm incident to, or in
2 conjunction with, farming operations. A commercial storage,
3 processing, distribution, marketing, or shipping operation is not
4 part of agricultural operations.

5 (b) Commercial real property includes the following:

6 (i) Platted or unplatted parcels used for commercial purposes,
7 whether wholesale, retail, or service, with or without buildings.

8 (ii) Parcels used by fraternal societies.

9 (iii) Parcels used as golf courses, boat clubs, ski areas, or
10 apartment buildings with more than 4 units.

11 (iv) For taxes levied after December 31, 2002, buildings on
12 leased land used for commercial purposes.

13 (c) Developmental real property includes parcels containing
14 more than 5 acres without buildings, or more than 15 acres with a
15 market value in excess of its value in use. Developmental real
16 property may include farm land or open space land adjacent to a
17 population center, or farm land subject to several competing
18 valuation influences.

19 (d) Industrial real property includes the following:

20 (i) Platted or unplatted parcels used for manufacturing and
21 processing purposes, with or without buildings.

22 (ii) Parcels used for utilities sites for generating plants,
23 pumping stations, switches, substations, compressing stations,
24 warehouses, rights-of-way, flowage land, and storage areas.

25 (iii) Parcels used for removal or processing of gravel, stone,
26 or mineral ores, whether valued by the local assessor or by the
27 state geologist.

1 (iv) For taxes levied after December 31, 2002, buildings on
2 leased land used for industrial purposes.

3 (v) For taxes levied after December 31, 2002, buildings on
4 leased land for utility purposes.

5 (e) Residential real property includes the following:

6 (i) Platted or unplatted parcels, with or without buildings,
7 and condominium apartments located within or outside a village or
8 city, which are used for, or probably will be used for, residential
9 purposes.

10 (ii) Parcels that are used for, or probably will be used for,
11 recreational purposes, such as lake lots and hunting lands, located
12 in an area used predominantly for recreational purposes.

13 (iii) For taxes levied after December 31, 2002, a home, cottage,
14 or cabin on leased land, and a mobile home that would be assessable
15 as real property under section 2a except that the land on which it
16 is located is not assessable because the land is exempt.

17 (f) Timber-cutover real property includes parcels that are
18 stocked with forest products of merchantable type and size, cutover
19 forest land with little or no merchantable products, and marsh
20 lands or other barren land. However, when a typical purchase of
21 this type of land is for residential or recreational uses, the
22 classification shall be changed to residential.

23 (3) The classifications of assessable personal property are
24 described as follows:

25 (a) Agricultural personal property includes any agricultural
26 equipment and produce not exempt by law.

27 (b) Commercial personal property includes the following:

1 (i) All equipment, furniture, and fixtures on commercial
2 parcels, and inventories not exempt by law.

3 (ii) All outdoor advertising signs and billboards.

4 (iii) Well drilling rigs and other equipment attached to a
5 transporting vehicle but not designed for operation while the
6 vehicle is moving on the highway.

7 (iv) Unlicensed commercial vehicles or commercial vehicles
8 licensed as special mobile equipment or by temporary permits.

9 (c) Industrial personal property includes the following:

10 (i) All machinery and equipment, furniture and fixtures, and
11 dies on industrial parcels, and inventories not exempt by law.

12 (ii) Personal property of mining companies valued by the state
13 geologist.

14 (d) For taxes levied before January 1, 2003, residential
15 personal property includes a home, cottage, or cabin on leased
16 land, and a mobile home that would be assessable as real property
17 under section 2a except that the land on which it is located is not
18 assessable because the land is exempt.

19 (e) Utility personal property includes the following:

20 (i) Electric transmission and distribution systems, substation
21 equipment, spare parts, gas distribution systems, and water
22 transmission and distribution systems.

23 (ii) Oil wells and allied equipment such as tanks, gathering
24 lines, field pump units, and buildings.

25 (iii) Inventories not exempt by law.

26 (iv) Gas wells with allied equipment and gathering lines.

27 (v) Oil or gas field equipment stored in the open or in

1 warehouses such as drilling rigs, motors, pipes, and parts.

2 (vi) Gas storage equipment.

3 (vii) Transmission lines of gas or oil transporting companies.

4 (4) For taxes levied before January 1, 2003, buildings on
5 leased land of any classification are improvements where the owner
6 of the improvement is not the owner of the land or fee, the value
7 of the land is not assessed to the owner of the building, and the
8 improvement has been assessed as personal property pursuant to
9 section 14(6).

10 (5) If the total usage of a parcel includes more than 1
11 classification, the assessor shall determine the classification
12 that most significantly influences the total valuation of the
13 parcel.

14 (6) An owner of any assessable property who disputes the
15 classification of that parcel shall notify the assessor and may
16 protest the assigned classification to the March board of review.
17 An owner or assessor may appeal the decision of the March board of
18 review by filing a petition with the state tax commission not later
19 than June 30 in that tax year. The state tax commission shall
20 arbitrate the petition based on the written petition and the
21 written recommendations of the assessor and the state tax
22 commission staff. An appeal may not be taken from the decision of
23 the state tax commission regarding classification complaint
24 petitions and the state tax commission's determination is final and
25 binding for the year of the petition.

26 (7) The department of treasury may appeal the classification
27 of any assessable property to the residential and small claims

1 division of the Michigan tax tribunal not later than December 31 in
2 the tax year for which the classification is appealed.

3 (8) This section shall not be construed to encourage the
4 assessment of property at other than the uniform percentage of true
5 cash value prescribed by this act.

6 (9) The assessor of each city or township in which is located
7 property that is subject to payment in lieu of taxes under subpart
8 14 of part 21 of the natural resources and environmental protection
9 act, 1994 PA 451, MCL 324.2152 to 324.2154, shall place that
10 property on an assessment roll that is separate from the assessment
11 roll prepared under section 24. For purposes of calculating the
12 debt limitation imposed by section 11 of article VII of the state
13 constitution of 1963, the separate assessment roll for property
14 that is subject to payment in lieu of taxes under subpart 14 of
15 part 21 of the natural resources and environmental protection act,
16 1994 PA 451, MCL 324.2152 to 324.2154, required by this subsection
17 shall be combined with the assessment roll prepared under section
18 24.

19 (10) THE ASSESSOR OF EACH CITY OR TOWNSHIP IN WHICH IS LOCATED
20 PROPERTY THAT IS ELIGIBLE FOR AN EXEMPTION, DEDUCTION, OR CREDIT
21 UNDER THE MICHIGAN RENAISSANCE ZONE ACT, 1996 PA 376, MCL 125.2681
22 TO 125.2696, SHALL PLACE THAT PROPERTY ON AN ASSESSMENT ROLL THAT
23 IS SEPARATE FROM THE ASSESSMENT ROLL PREPARED UNDER SECTION 24. FOR
24 PURPOSES OF CALCULATING THE DEBT LIMITATION IMPOSED BY SECTION 11
25 OF ARTICLE VII OF THE STATE CONSTITUTION OF 1963, THE SEPARATE
26 ASSESSMENT ROLL FOR PROPERTY THAT IS ELIGIBLE FOR AN EXEMPTION,
27 DEDUCTION, OR CREDIT UNDER THE MICHIGAN RENAISSANCE ZONE ACT, 1996

1 PA 376, MCL 125.2681 TO 125.2696, REQUIRED BY THIS SUBSECTION SHALL
2 BE COMBINED WITH THE ASSESSMENT ROLL PREPARED UNDER SECTION 24.