

**SUBSTITUTE FOR
HOUSE BILL NO. 4930**

A bill to amend 1893 PA 206, entitled
"The general property tax act,"
by amending section 27a (MCL 211.27a), as amended by 2015 PA 19.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 27a. (1) Except as otherwise provided in this section,
2 property shall be assessed at 50% of its true cash value under
3 section 3 of article IX of the state constitution of 1963.

4 (2) Except as otherwise provided in subsection (3), for taxes
5 levied in 1995 and for each year after 1995, the taxable value of
6 each parcel of property is the lesser of the following:

7 (a) The property's taxable value in the immediately preceding
8 year minus any losses, multiplied by the lesser of 1.05 or the
9 inflation rate, plus all additions. For taxes levied in 1995, the
10 property's taxable value in the immediately preceding year is the

1 property's state equalized valuation in 1994.

2 (b) The property's current state equalized valuation.

3 (3) Upon a transfer of ownership of property after 1994, the
4 property's taxable value for the calendar year following the year
5 of the transfer is the property's state equalized valuation for the
6 calendar year following the transfer.

7 (4) If the taxable value of property is adjusted under
8 subsection (3), a subsequent increase in the property's taxable
9 value is subject to the limitation set forth in subsection (2)
10 until a subsequent transfer of ownership occurs. If the taxable
11 value of property is adjusted under subsection (3) and the assessor
12 determines that there had not been a transfer of ownership, the
13 taxable value of the property shall be adjusted at the July or
14 December board of review. Notwithstanding the limitation provided
15 in section 53b(1) on the number of years for which a correction may
16 be made, the July or December board of review may adjust the
17 taxable value of property under this subsection for the current
18 year and for the 3 immediately preceding calendar years. A
19 corrected tax bill shall be issued for each tax year for which the
20 taxable value is adjusted by the local tax collecting unit if the
21 local tax collecting unit has possession of the tax roll or by the
22 county treasurer if the county has possession of the tax roll. For
23 purposes of section 53b, an adjustment under this subsection shall
24 be considered the correction of a clerical error.

25 (5) Assessment of property, as required in this section and
26 section 27, is inapplicable to the assessment of property subject
27 to the levy of ad valorem taxes within voted tax limitation

1 increases to pay principal and interest on limited tax bonds issued
2 by any governmental unit, including a county, township, community
3 college district, or school district, before January 1, 1964, if
4 the assessment required to be made under this act would be less
5 than the assessment as state equalized prevailing on the property
6 at the time of the issuance of the bonds. This inapplicability
7 continues until levy of taxes to pay principal and interest on the
8 bonds is no longer required. The assessment of property required by
9 this act applies for all other purposes.

10 (6) As used in this act, "transfer of ownership" means the
11 conveyance of title to or a present interest in property, including
12 the beneficial use of the property, the value of which is
13 substantially equal to the value of the fee interest. Transfer of
14 ownership of property includes, but is not limited to, the
15 following:

16 (a) A conveyance by deed.

17 (b) A conveyance by land contract. The taxable value of
18 property conveyed by a land contract executed after December 31,
19 1994 shall be adjusted under subsection (3) for the calendar year
20 following the year in which the contract is entered into and shall
21 not be subsequently adjusted under subsection (3) when the deed
22 conveying title to the property is recorded in the office of the
23 register of deeds in the county in which the property is located.

24 (c) A conveyance to a trust after December 31, 1994, except
25 under any of the following conditions:

26 (i) If the settlor or the settlor's spouse, or both, conveys
27 the property to the trust and the sole present beneficiary or

1 beneficiaries are the settlor or the settlor's spouse, or both.

2 (ii) Beginning December 31, 2014, for residential real
3 property, if the settlor or the settlor's spouse, or both, conveys
4 the residential real property to the trust and the sole present
5 beneficiary or beneficiaries are the settlor's or the settlor's
6 spouse's mother, father, brother, sister, son, daughter, adopted
7 son, adopted daughter, grandson, or granddaughter and the
8 residential real property is not used for any commercial purpose
9 following the conveyance. Upon request by the department of
10 treasury or the assessor, the sole present beneficiary or
11 beneficiaries shall furnish proof within 30 days that the sole
12 present beneficiary or beneficiaries meet the requirements of this
13 subparagraph. If a present beneficiary fails to comply with a
14 request by the department of treasury or assessor under this
15 subparagraph, that present beneficiary is subject to a fine of
16 \$200.00.

17 (d) A conveyance by distribution from a trust, except under
18 any of the following conditions:

19 (i) If the distributee is the sole present beneficiary or the
20 spouse of the sole present beneficiary, or both.

21 (ii) Beginning December 31, 2014, a distribution of
22 residential real property if the distributee is the settlor's or
23 the settlor's spouse's mother, father, brother, sister, son,
24 daughter, adopted son, adopted daughter, grandson, or granddaughter
25 and the residential real property is not used for any commercial
26 purpose following the conveyance. Upon request by the department of
27 treasury or the assessor, the sole present beneficiary or

1 beneficiaries shall furnish proof within 30 days that the sole
2 present beneficiary or beneficiaries meet the requirements of this
3 subparagraph. If a present beneficiary fails to comply with a
4 request by the department of treasury or assessor under this
5 subparagraph, that present beneficiary is subject to a fine of
6 \$200.00.

7 (e) A change in the sole present beneficiary or beneficiaries
8 of a trust, except under any of the following conditions:

9 (i) A change that adds or substitutes the spouse of the sole
10 present beneficiary.

11 (ii) Beginning December 31, 2014, for residential real
12 property, a change that adds or substitutes the settlor's or the
13 settlor's spouse's mother, father, brother, sister, son, daughter,
14 adopted son, adopted daughter, grandson, or granddaughter and the
15 residential real property is not used for any commercial purpose
16 following the conveyance. Upon request by the department of
17 treasury or the assessor, the sole present beneficiary or
18 beneficiaries shall furnish proof within 30 days that the sole
19 present beneficiary or beneficiaries meet the requirements of this
20 subparagraph. If a present beneficiary fails to comply with a
21 request by the department of treasury or assessor under this
22 subparagraph, that present beneficiary is subject to a fine of
23 \$200.00.

24 (f) A conveyance by distribution under a will or by intestate
25 succession, except under any of the following conditions:

26 (i) If the distributee is the decedent's spouse.

27 (ii) Beginning December 31, 2014, for residential real

1 property, if the distributee is the decedent's or the decedent's
2 spouse's mother, father, brother, sister, son, daughter, adopted
3 son, adopted daughter, grandson, or granddaughter and the
4 residential real property is not used for any commercial purpose
5 following the conveyance. Upon request by the department of
6 treasury or the assessor, the sole present beneficiary or
7 beneficiaries shall furnish proof within 30 days that the sole
8 present beneficiary or beneficiaries meet the requirements of this
9 subparagraph. If a present beneficiary fails to comply with a
10 request by the department of treasury or assessor under this
11 subparagraph, that present beneficiary is subject to a fine of
12 \$200.00.

13 (g) A conveyance by lease if the total duration of the lease,
14 including the initial term and all options for renewal, is more
15 than 35 years or the lease grants the lessee a bargain purchase
16 option. As used in this subdivision, "bargain purchase option"
17 means the right to purchase the property at the termination of the
18 lease for not more than 80% of the property's projected true cash
19 value at the termination of the lease. After December 31, 1994, the
20 taxable value of property conveyed by a lease with a total duration
21 of more than 35 years or with a bargain purchase option shall be
22 adjusted under subsection (3) for the calendar year following the
23 year in which the lease is entered into. This subdivision does not
24 apply to personal property except buildings described in section
25 14(6) and personal property described in section 8(h), (i), and
26 (j). This subdivision does not apply to that portion of the
27 property not subject to the leasehold interest conveyed.

1 (h) Except as otherwise provided in this subdivision, a
2 conveyance of an ownership interest in a corporation, partnership,
3 sole proprietorship, limited liability company, limited liability
4 partnership, or other legal entity if the ownership interest
5 conveyed is more than 50% of the corporation, partnership, sole
6 proprietorship, limited liability company, limited liability
7 partnership, or other legal entity. Unless notification is provided
8 under subsection (10), the corporation, partnership, sole
9 proprietorship, limited liability company, limited liability
10 partnership, or other legal entity shall notify the assessing
11 officer on a form provided by the state tax commission not more
12 than 45 days after a conveyance of an ownership interest that
13 constitutes a transfer of ownership under this subdivision. Both of
14 the following apply to a corporation subject to 1897 PA 230, MCL
15 455.1 to 455.24:

16 (i) A transfer of stock of the corporation is a transfer of
17 ownership only with respect to the real property that is assessed
18 to the transferor lessee stockholder.

19 (ii) A cumulative conveyance of more than 50% of the
20 corporation's stock does not constitute a transfer of ownership of
21 the corporation's real property.

22 (i) A transfer of property held as a tenancy in common, except
23 that portion of the property not subject to the ownership interest
24 conveyed.

25 (j) A conveyance of an ownership interest in a cooperative
26 housing corporation, except that portion of the property not
27 subject to the ownership interest conveyed.

1 (7) Transfer of ownership does not include the following:

2 (a) The transfer of property from 1 spouse to the other spouse
3 or from a decedent to a surviving spouse.

4 (b) A transfer from a husband, a wife, or a husband and wife
5 creating or disjoining a tenancy by the entirety in the grantors
6 or the grantor and his or her spouse.

7 (c) ~~A~~**SUBJECT TO SUBDIVISION (D)**, A transfer of that portion
8 of property subject to a life estate or life lease retained by the
9 transferor, until expiration or termination of the life estate or
10 life lease. That portion of property transferred that is not
11 subject to a life lease shall be adjusted under subsection (3).

12 **(D) BEGINNING DECEMBER 31, 2014, A TRANSFER OF THAT PORTION OF**
13 **RESIDENTIAL REAL PROPERTY THAT HAD BEEN SUBJECT TO A LIFE ESTATE OR**
14 **LIFE LEASE RETAINED BY THE TRANSFEROR RESULTING FROM EXPIRATION OR**
15 **TERMINATION OF THAT LIFE ESTATE OR LIFE LEASE, IF THE TRANSFEREE IS**
16 **THE TRANSFEROR'S OR TRANSFEROR'S SPOUSE'S MOTHER, FATHER, BROTHER,**
17 **SISTER, SON, DAUGHTER, ADOPTED SON, ADOPTED DAUGHTER, GRANDSON, OR**
18 **GRANDDAUGHTER AND THE RESIDENTIAL REAL PROPERTY IS NOT USED FOR ANY**
19 **COMMERCIAL PURPOSE FOLLOWING THE TRANSFER. UPON REQUEST BY THE**
20 **DEPARTMENT OF TREASURY OR THE ASSESSOR, THE TRANSFEREE SHALL**
21 **FURNISH PROOF WITHIN 30 DAYS THAT THE TRANSFEREE MEETS THE**
22 **REQUIREMENTS OF THIS SUBDIVISION. IF A TRANSFEREE FAILS TO COMPLY**
23 **WITH A REQUEST BY THE DEPARTMENT OF TREASURY OR ASSESSOR UNDER THIS**
24 **SUBDIVISION, THAT TRANSFEREE IS SUBJECT TO A FINE OF \$200.00.**

25 **(E) ~~(d)~~**A transfer through foreclosure or forfeiture of a
26 recorded instrument under chapter 31, 32, or 57 of the revised
27 judicature act of 1961, 1961 PA 236, MCL 600.3101 to 600.3285 and

1 MCL 600.5701 to 600.5759, or through deed or conveyance in lieu of
2 a foreclosure or forfeiture, until the mortgagee or land contract
3 vendor subsequently transfers the property. If a mortgagee does not
4 transfer the property within 1 year of the expiration of any
5 applicable redemption period, the property shall be adjusted under
6 subsection (3).

7 (F) ~~(e)~~—A transfer by redemption by the person to whom taxes
8 are assessed of property previously sold for delinquent taxes.

9 (G) ~~(f)~~—A conveyance to a trust if the settlor or the
10 settlor's spouse, or both, conveys the property to the trust and
11 any of the following conditions are satisfied:

12 (i) If the sole present beneficiary of the trust is the
13 settlor or the settlor's spouse, or both.

14 (ii) Beginning December 31, 2014, for residential real
15 property, if the sole present beneficiary of the trust is the
16 settlor's or the settlor's spouse's mother, father, brother,
17 sister, son, daughter, adopted son, adopted daughter, grandson, or
18 granddaughter and the residential real property is not used for any
19 commercial purpose following the conveyance. Upon request by the
20 department of treasury or the assessor, the sole present
21 beneficiary or beneficiaries shall furnish proof within 30 days
22 that the sole present beneficiary or beneficiaries meet the
23 requirements of this subparagraph. If a present beneficiary fails
24 to comply with a request by the department of treasury or assessor
25 under this subparagraph, that present beneficiary is subject to a
26 fine of \$200.00.

27 (H) ~~(g)~~—A transfer pursuant to a judgment or order of a court

1 of record making or ordering a transfer, unless a specific monetary
2 consideration is specified or ordered by the court for the
3 transfer.

4 (I) ~~(h)~~—A transfer creating or terminating a joint tenancy
5 between 2 or more persons if at least 1 of the persons was an
6 original owner of the property before the joint tenancy was
7 initially created and, if the property is held as a joint tenancy
8 at the time of conveyance, at least 1 of the persons was a joint
9 tenant when the joint tenancy was initially created and that person
10 has remained a joint tenant since the joint tenancy was initially
11 created. A joint owner at the time of the last transfer of
12 ownership of the property is an original owner of the property. For
13 purposes of this subdivision, a person is an original owner of
14 property owned by that person's spouse.

15 (J) ~~(i)~~—A transfer for security or an assignment or discharge
16 of a security interest.

17 (K) ~~(j)~~—A transfer of real property or other ownership
18 interests among members of an affiliated group. As used in this
19 subsection, "affiliated group" means 1 or more corporations
20 connected by stock ownership to a common parent corporation. Upon
21 request by the state tax commission, a corporation shall furnish
22 proof within 45 days that a transfer meets the requirements of this
23 subdivision. A corporation that fails to comply with a request by
24 the state tax commission under this subdivision is subject to a
25 fine of \$200.00.

26 (L) ~~(k)~~—Normal public trading of shares of stock or other
27 ownership interests that, over any period of time, cumulatively

1 represent more than 50% of the total ownership interest in a
2 corporation or other legal entity and are traded in multiple
3 transactions involving unrelated individuals, institutions, or
4 other legal entities.

5 (M) ~~(l)~~—A transfer of real property or other ownership
6 interests among corporations, partnerships, limited liability
7 companies, limited liability partnerships, or other legal entities
8 if the entities involved are commonly controlled. Upon request by
9 the state tax commission, a corporation, partnership, limited
10 liability company, limited liability partnership, or other legal
11 entity shall furnish proof within 45 days that a transfer meets the
12 requirements of this subdivision. A corporation, partnership,
13 limited liability company, limited liability partnership, or other
14 legal entity that fails to comply with a request by the state tax
15 commission under this subdivision is subject to a fine of \$200.00.

16 (N) ~~(m)~~—A direct or indirect transfer of real property or
17 other ownership interests resulting from a transaction that
18 qualifies as a tax-free reorganization under section 368 of the
19 internal revenue code, 26 USC 368. Upon request by the state tax
20 commission, a property owner shall furnish proof within 45 days
21 that a transfer meets the requirements of this subdivision. A
22 property owner who fails to comply with a request by the state tax
23 commission under this subdivision is subject to a fine of \$200.00.

24 (O) ~~(n)~~—A transfer of qualified agricultural property, if the
25 person to whom the qualified agricultural property is transferred
26 files an affidavit with the assessor of the local tax collecting
27 unit in which the qualified agricultural property is located and

1 with the register of deeds for the county in which the qualified
2 agricultural property is located attesting that the qualified
3 agricultural property will remain qualified agricultural property.
4 The affidavit under this subdivision shall be in a form prescribed
5 by the department of treasury. An owner of qualified agricultural
6 property shall inform a prospective buyer of that qualified
7 agricultural property that the qualified agricultural property is
8 subject to the recapture tax provided in the agricultural property
9 recapture act, 2000 PA 261, MCL 211.1001 to 211.1007, if the
10 qualified agricultural property is converted by a change in use, as
11 that term is defined in section 2 of the agricultural property
12 recapture act, 2000 PA 261, MCL 211.1002. If property ceases to be
13 qualified agricultural property at any time after being
14 transferred, all of the following shall occur:

15 (i) The taxable value of that property shall be adjusted under
16 subsection (3) as of the December 31 in the year that the property
17 ceases to be qualified agricultural property.

18 (ii) The property is subject to the recapture tax provided for
19 under the agricultural property recapture act, 2000 PA 261, MCL
20 211.1001 to 211.1007.

21 (P) ~~(e)~~—A transfer of qualified forest property, if the person
22 to whom the qualified forest property is transferred files a
23 qualified forest taxable value affidavit with the assessor of the
24 local tax collecting unit in which the qualified forest property is
25 located and with the register of deeds for the county in which the
26 qualified forest property is located attesting that the qualified
27 forest property will remain qualified forest property. The

1 qualified forest taxable value affidavit under this subdivision
2 shall be in a form prescribed by the department of agriculture and
3 rural development. The qualified forest taxable value affidavit
4 shall include a legal description of the qualified forest property,
5 the name of the new property owner, the year the transfer of the
6 property occurred, a statement indicating that the property owner
7 is attesting that the property for which the exemption is claimed
8 is qualified forest property and will be managed according to the
9 approved forest management plan, and any other information
10 pertinent to the parcel and the property owner. The property owner
11 shall provide a copy of the qualified forest taxable value
12 affidavit to the department. The department shall provide 1 copy of
13 the qualified forest taxable value affidavit to the local tax
14 collecting unit, 1 copy to the conservation district, and 1 copy to
15 the department of treasury. These copies may be sent
16 electronically. The exception to the recognition of a transfer of
17 ownership, as herein stated, extends to the land only of the
18 qualified forest property. If qualified forest property is improved
19 by buildings, structures, or land improvements, then those
20 improvements shall be recognized as a transfer of ownership, in
21 accordance with the provisions of section 7jj[1]. An owner of
22 qualified forest property shall inform a prospective buyer of that
23 qualified forest property that the qualified forest property is
24 subject to the recapture tax provided in the qualified forest
25 property recapture tax act, 2006 PA 379, MCL 211.1031 to 211.1036,
26 if the qualified forest property is converted by a change in use,
27 as that term is defined in section 2 of the qualified forest

1 property recapture tax act, 2006 PA 379, MCL 211.1032. If property
2 ceases to be qualified forest property at any time after being
3 transferred, all of the following shall occur:

4 (i) The taxable value of that property shall be adjusted under
5 subsection (3) as of the December 31 in the year that the property
6 ceases to be qualified forest property, except to the extent that
7 the transfer of the qualified forest property would not have been
8 considered a transfer of ownership under this subsection.

9 (ii) Except as otherwise provided in subparagraph (iii), the
10 property is subject to the recapture tax provided for under the
11 qualified forest property recapture tax act, 2006 PA 379, MCL
12 211.1031 to 211.1036.

13 (iii) Beginning June 1, 2013 and ending November 30, 2013,
14 owners of property enrolled as qualified forest property before
15 January 1, 2013 may execute a new qualified forest taxable value
16 affidavit with the department of agriculture and rural development.
17 If a landowner elects to execute a qualified forest taxable value
18 affidavit, that owner is not required to pay the \$50.00 fee
19 required under section 7jj[1](2). If a landowner elects not to
20 execute a qualified forest taxable value affidavit, the existing
21 affidavit shall be rescinded, without subjecting the property to
22 the recapture tax provided for under the qualified forest property
23 recapture tax act, 2006 PA 379, MCL 211.1031 to 211.1036, and the
24 taxable value of that property shall be adjusted under subsection
25 (3).

26 (Q) ~~(p)~~ Beginning on December 8, 2006, a transfer of land, but
27 not buildings or structures located on the land, which meets 1 or

1 more of the following requirements:

2 (i) The land is subject to a conservation easement under
3 subpart 11 of part 21 of the natural resources and environmental
4 protection act, 1994 PA 451, MCL 324.2140 to 324.2144. As used in
5 this subparagraph, "conservation easement" means that term as
6 defined in section 2140 of the natural resources and environmental
7 protection act, 1994 PA 451, MCL 324.2140.

8 (ii) A transfer of ownership of the land or a transfer of an
9 interest in the land is eligible for a deduction as a qualified
10 conservation contribution under section 170(h) of the internal
11 revenue code, 26 USC 170.

12 (R) ~~(q)~~—A transfer of real property or other ownership
13 interests resulting from a consolidation or merger of a domestic
14 nonprofit corporation that is a boy or girl scout or camp fire
15 girls organization, a 4-H club or foundation, a young men's
16 Christian association, or a young women's Christian association and
17 at least 50% of the members of that organization or association are
18 residents of this state.

19 (S) ~~(r)~~—A change to the assessment roll or tax roll resulting
20 from the application of section 16a of 1897 PA 230, MCL 455.16a.

21 (T) ~~(s)~~—Beginning December 31, 2013 through December 30, 2014,
22 a transfer of residential real property if the transferee is
23 related to the transferor by blood or affinity to the first degree
24 and the use of the residential real property does not change
25 following the transfer.

26 (U) ~~(t)~~—Beginning December 31, 2014, a transfer of residential
27 real property if the transferee is the transferor's or the

1 transferor's spouse's mother, father, brother, sister, son,
2 daughter, adopted son, adopted daughter, grandson, or granddaughter
3 and the residential real property is not used for any commercial
4 purpose following the conveyance. Upon request by the department of
5 treasury or the assessor, the transferee shall furnish proof within
6 30 days that the transferee meets the requirements of this
7 subdivision. If a transferee fails to comply with a request by the
8 department of treasury or assessor under this subdivision, that
9 transferee is subject to a fine of \$200.00.

10 (V) ~~(u)~~—Beginning December 31, 2014, for residential real
11 property, a conveyance from a trust if the person to whom the
12 residential real property is conveyed is the settlor's or the
13 settlor's spouse's mother, father, brother, sister, son, daughter,
14 adopted son, adopted daughter, grandson, or granddaughter and the
15 residential real property is not used for any commercial purpose
16 following the conveyance. Upon request by the department of
17 treasury or the assessor, the sole present beneficiary or
18 beneficiaries shall furnish proof within 30 days that the sole
19 present beneficiary or beneficiaries meet the requirements of this
20 subdivision. If a present beneficiary fails to comply with a
21 request by the department of treasury or assessor under this
22 subdivision, that present beneficiary is subject to a fine of
23 \$200.00.

24 (W) ~~(v)~~—Beginning on the effective date of the amendatory act
25 that added this subdivision, a conveyance of land by distribution
26 under a will or trust or by intestate succession, but not buildings
27 or structures located on the land, which meets 1 or more of the

1 following requirements:

2 (i) The land is made subject to a conservation easement under
3 subpart 11 of part 21 of the natural resources and environmental
4 protection act, 1994 PA 451, MCL 324.2140 to 324.2144, prior to the
5 conveyance by distribution under a will or trust or by intestate
6 succession. As used in this subparagraph, "conservation easement"
7 means that term as defined in section 2140 of the natural resources
8 and environmental protection act, 1994 PA 451, MCL 324.2140.

9 (ii) The land or an interest in the land is made eligible for
10 a deduction as a qualified conservation contribution under section
11 170(h) of the internal revenue code, 26 USC 170, prior to the
12 conveyance by distribution under a will or trust or by intestate
13 succession.

14 ~~(X) (w)~~—A conveyance of property under section 2120a(6) of the
15 natural resources and environmental protection act, 1994 PA 451,
16 MCL 324.2120a.

17 (8) If all of the following conditions are satisfied, the
18 local tax collecting unit shall revise the taxable value of
19 qualified agricultural property taxable on the tax roll in the
20 possession of that local tax collecting unit to the taxable value
21 that qualified agricultural property would have had if there had
22 been no transfer of ownership of that qualified agricultural
23 property since December 31, 1999 and there had been no adjustment
24 of that qualified agricultural property's taxable value under
25 subsection (3) since December 31, 1999:

26 (a) The qualified agricultural property was qualified
27 agricultural property for taxes levied in 1999 and each year after

1 1999.

2 (b) The owner of the qualified agricultural property files an
3 affidavit with the assessor of the local tax collecting unit under
4 subsection ~~(7)(n)~~ (7) (O) .

5 (9) If the taxable value of qualified agricultural property is
6 adjusted under subsection (8), the owner of that qualified
7 agricultural property is not entitled to a refund for any property
8 taxes collected under this act on that qualified agricultural
9 property before the adjustment under subsection (8) .

10 (10) The register of deeds of the county where deeds or other
11 title documents are recorded shall notify the assessing officer of
12 the appropriate local taxing unit not less than once each month of
13 any recorded transaction involving the ownership of property and
14 shall make any recorded deeds or other title documents available to
15 that county's tax or equalization department. Unless notification
16 is provided under subsection (6), the buyer, grantee, or other
17 transferee of the property shall notify the appropriate assessing
18 office in the local unit of government in which the property is
19 located of the transfer of ownership of the property within 45 days
20 of the transfer of ownership, on a form prescribed by the state tax
21 commission that states the parties to the transfer, the date of the
22 transfer, the actual consideration for the transfer, and the
23 property's parcel identification number or legal description. Forms
24 filed in the assessing office of a local unit of government under
25 this subsection shall be made available to the county tax or
26 equalization department for the county in which that local unit of
27 government is located. This subsection does not apply to personal

1 property except buildings described in section 14(6) and personal
2 property described in section 8(h), (i), and (j).

3 (11) As used in this section:

4 (a) "Additions" means that term as defined in section 34d.

5 (b) "Beneficial use" means the right to possession, use, and
6 enjoyment of property, limited only by encumbrances, easements, and
7 restrictions of record.

8 (C) **"COMMERCIAL PURPOSE" MEANS USED IN CONNECTION WITH ANY**
9 **BUSINESS OR OTHER UNDERTAKING INTENDED FOR PROFIT, BUT DOES NOT**
10 **INCLUDE THE RENTAL OF RESIDENTIAL REAL PROPERTY FOR A PERIOD OF**
11 **LESS THAN 15 DAYS IN A CALENDAR YEAR.**

12 (D) ~~(e)~~—"Inflation rate" means that term as defined in section
13 34d.

14 (E) ~~(d)~~—"Losses" means that term as defined in section 34d.

15 (F) ~~(e)~~—"Qualified agricultural property" means that term as
16 defined in section 7dd.

17 (G) ~~(f)~~—"Qualified forest property" means that term as defined
18 in section 7jj[1].

19 (H) ~~(g)~~—"Residential real property" means real property
20 classified as residential real property under section 34c.

21 Enacting section 1. Section 27a(7)(d) of the general property
22 tax act, 1893 PA 206, MCL 211.27a, as added by this amendatory act,
23 is retroactive and is effective for taxes levied after December 31,
24 2014.