



AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/28/25

PREPARED BY: Linda Kunath, Finance Director/Treasurer

AGENDA ITEM CONTENT: Accelerated Tax Foreclosure Resolution

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT:

FUNDS REQUESTED:


FUND:

EXECUTIVE SUMMARY:

The "Certification of Abandoned Property for Accelerated Forfeiture Act" (MCL 211.961) allows for property, with delinquent taxes and is certified abandoned by the local governing body, to enter an accelerated foreclosure process in which the County Treasurer's Office can foreclose on the property 1-year earlier than the regular 3-year foreclosure process. This annual election of accelerating the tax foreclosure process can be a useful tool to expedite removal of abandoned property and to reduce blight. A resolution for certification of abandoned property for accelerated forfeiture act is included for your review and approval consideration.

RECOMMENDATION:

Staff recommends that Council approve the resolution for Certification of Abandoned Property for Accelerated Forfeiture Act.

	CITY OF MADISON HEIGHTS	
	300 WEST 13 MILE ROAD, MADISON HEIGHTS, MI 48071	
	FINANCE/TREASURER DEPARTMENT	
	Linda A. Kunath,	(248) 837-2639
	Finance Director/Treasurer	LindaKunath@Madison-Heights.org
	MEMORANDUM	

DATE: July 14, 2025

TO: Melissa Marsh, City Manager

FROM: Linda A. Kunath, Finance Director/Treasurer

SUBJECT: Accelerated Tax Foreclosure Resolution

The "Certification of Abandoned Property for Accelerated Forfeiture Act" allows for property, with delinquent taxes and is certified abandoned by the local governing body, to enter an accelerated foreclosure process in which the County Treasurer's Office can foreclose on the property 1-year earlier than the regular 3-year foreclosure process. Accelerating the tax foreclosure process can be a useful tool to expedite removal of abandoned property and to reduce blight.

This annual accelerated foreclosure process can only be initiated if the local governing body adopts a resolution by October 1, 2025 and notifies the County Treasurer's Office of the property in question before June 1, 2026. Oakland County tells the City that adoption of a "declaration of accelerated forfeiture of abandoned property" resolution does not bind the City to any action; rather it simply reserves the City's right to pursue accelerated foreclosure on a property deemed abandoned, if the City chooses. A resolution for certification of abandoned property for accelerated forfeiture act is included for your review and approval consideration.

Staff recommends that Council approve the resolution for Certification of Abandoned Property for Accelerated Forfeiture Act.

**RESOLUTION FOR CERTIFICATION OF ABANDONED PROPERTY FOR ACCELERATED
FORFEITURE ACT (PUBLIC ACT 132 OF 1999)**

WHEREAS, the governing body for the City of Madison Heights determines that parcels of abandoned tax delinquent property exist;

WHEREAS, abandoned tax delinquent property contributes to crime, blight, and decay within the City of Madison Heights;

WHEREAS, the certification of tax delinquent abandoned property as Certified Abandoned Property will result in the accelerated forfeiture and foreclosure of certified property under the General Property Tax Act and return abandoned property to productive use more rapidly, thereby reducing crime, blight, and decay within the City of Madison Heights.

BE IT RESOLVED that the City of Madison Heights City Council hereby notifies residents and owners of property within the City of Madison Heights that abandoned tax delinquent property will be identified and inspected and may be certified as Certified Abandoned Property under the certification of the Foreclosure under the General Property Tax Act.

Voting Yea:

Voting Nay:

Absent:

Motion

CERTIFICATION:

I, Cheryl E. Rottmann, the duly appointed City Clerk of the City of Madison Heights, County of Oakland, State of Michigan, do hereby certify that the foregoing is a resolution adopted by the Madison Heights City Council at their Regular Meeting held on July 28, 2025.

Cheryl E. Rottmann
City Clerk