



2026 POVERTY EXEMPTION POLICY AND GUIDELINES and APPLICATION

Overview:

Section 211.7u of the Michigan General Property Tax Act provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges.

On December 2, 2025, the Delhi Township Board of Trustees adopted the following Poverty Exemption Resolution 2025-010 (the "Resolution"). The Resolution includes an asset and income test as required by Michigan Statute along with the State of Michigan required application forms. The Board of Review is required to follow the adopted resolution when approving or denying the request for poverty exemption. If a person meets all requirements, then the Board of Review must grant a full exemption equal to a 100% reduction in taxable value or a partial exemption equal to 25%, 50%, or 75% reduction in taxable value.

A taxpayer who files for a poverty exemption at the March Board of Review is not prohibited from also filing a valuation appeal on the same property in the same year at the March Board of Review. Alternatively, a taxpayer may file a poverty exemption with the July or December Boards of Review. A taxpayer may appeal a poverty exemption denial by the Board of Review to the Michigan Tax Tribunal.

To claim a poverty exemption, the application and ALL supporting documents as outlined in the Resolution and accompanying checklist must be submitted between January 1 and December 11, 2026 (before the day prior to the December Board of Review held on December 15, 2026.) Handicapped or disabled applicants may call the Assessing Department at 517-694-1502 to make necessary arrangements for assistance.

Requirements:

1. The applicant must own and occupy as their principal residence the property for which the exemption is being claimed. The property cannot be owned by a business entity.
2. The applicant must file a **fully complete** application which includes Forms 5737(attached) and **all required and requested tax returns and documentation – see attached checklist.**
3. The applicant must meet the "Asset Guidelines" adopted by the Delhi Township Board of Trustees (See Resolution).
4. The applicant must meet the Federal Poverty Income Guidelines or alternative guidelines adopted by the Delhi Township Board of Trustees (see Resolution).

Failure to meet any of the above requirements will result in a denial of the poverty exemption.

Asset Guidelines Used in the Determination of Poverty Exemptions for 2026

As required by PA 390 of 1994, all guidelines for poverty exemptions as established by the governing body of the local assessing unit **SHALL** include an asset level test. The purpose of an asset test is to determine the resources available (cash and non-cash fixed assets and property that could be converted to cash) that could be used to pay property taxes in the year the poverty exemption is filed. *The asset test does not consider the value of the principal residence.*

The following asset test shall apply to all applications for poverty exemption:

The applicants shall not have assets in excess the below defined values:

Size of Family Unit	Maximum Total Assets
1	\$25,000
2	\$31,000
3	\$37,500
4	\$43,750
5	\$50,000
6	\$56,250
7	\$62,500
8	\$68,750
9 or more persons	\$75,000

Assets greater than what is stated above will result in a denial of the poverty exemption claim, even if the application meets the income limit. The Board of Review may deny any application if the assets are not properly identified.

Cash and other non-cash assets considered may include but are not limited to:

- Bank accounts
- Stocks and bonds, pensions, IRAs, and other investment accounts
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances, and one-time insurance payments
- Money received from the sale of property such as stocks, bonds, a house, or a car (unless a person is in the specific business of selling such property.)
- Second home, rental property, or building/property other than the residence/
- Excess or vacant land
- Secondary/extra automobiles or recreational vehicles such as campers, motorhomes, boats, ATVs, snowmobiles motorcycles.
- Jewelry, antiques, or artworks
- Equipment or other personal property of value
- Federal non-cash benefits from programs such as Medicare, Medicaid, food stamps and school lunches
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms.

Income Guidelines Used in the Determination of Poverty Exemptions for 2026

Local governing bodies are required to adopt guidelines that set income levels for their poverty exemptions and those income levels **shall not be set lower** by a city or township than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons **shall not** be set lower than \$26,650 which is the amount shown on the following chart for a family of 3 persons. The income level for a family of three persons may be set higher than \$26,650.

Below are the federal poverty guidelines updated annually in the federal register by the US Department of Health and Human Services which were adopted in 2025; Delhi Township will follow these guidelines for establishing poverty exemptions for the 2026 assessments:

Size of Family Unit	Poverty Guidelines Maximum Total Income
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,150
For each additional person	\$5,500

Income greater than what is stated above, per household size, will result in a denial of the poverty exemption claim, even if the applicant meets the asset limit. The Board of Review may deny any application if income is not properly identified.

The income guidelines shall include the specific income for the person claiming the exemption and all persons living in the principal residence.

Income considered may include but is not limited to:

- Money, wages, salaries before deductions, and regular contributions from persons not living in the residence.
- Net receipts from non-farm and farm self-employment (receipts from a person's own business, professional enterprise, or partnership, after business expense deductions.)
- Regular payments from Social Security, railroad retirement, unemployment, worker's compensation, veteran's payments, public assistance, and supplemental security income (SSI).
- Alimony, child support, military family allotments.
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, and assistantships.
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling, or lottery winnings.

Reduction Calculation

Public Act 253 of 2020 and Public Act 191 of 2023 amended MCL 211.7u relating to poverty exemptions. These acts list the specific percentage reductions in taxable value that may be used by the Board of Review in granting a poverty exemption. No other method of calculating taxable value may be utilized, except for those percentage reductions specifically authorized in statute (see below), or any other percentage reduction approved by the State Tax Commission.

The Board of Review shall follow the adopted Policy of the local assessing unit in granting or denying an exemption under MCL 211.7c. If a person claiming an exemption under this section is qualified under the eligibility requirements (see policy), the Board of Review shall grant the exemption in whole or in part, as follows: a full exemption equal to 100% reduction in taxable value for the tax year in which the exemption is granted or a partial exemption equal to a 75%, 50%, or 25% reduction in taxable value for the tax year in which the exemption is granted.

Household Size	Income (Federal Limit)	100% Taxable Value Exemption Income	75% Taxable Value Exemption Income	50% Taxable Value Exemption Income	25% Taxable Value Exemption Income
1	\$15,650	\$0 to \$3,913	\$3,914 to \$7,825	\$7,826 to \$11,738	\$11,739 to \$15,650
2	\$21,150	\$0 to \$5,288	\$5,289 to \$10,575	\$10,576 to \$15,863	\$15,864 to \$21,150
3	\$26,650	\$0 to \$6,663	\$6,664 to \$13,325	\$13,326 to \$19,988	\$19,989 to \$26,650
4	\$32,150	\$0 to \$8,038	\$8,039 to \$16,075	\$16,076 to \$24,113	\$24,114 to \$32,150
5	\$37,650	\$0 to \$9,413	\$9,414 to \$18,825	\$18,826 to \$28,238	\$28,239 to \$37,650
6	\$43,150	\$0 to \$10,788	\$10,789 to \$21,575	\$21,576 to \$32,363	\$32,364 to \$43,150
7	\$48,650	\$0 to \$12,163	\$12,164 to \$24,325	\$24,326 to \$36,488	\$36,489 to \$48,650
8	\$54,150	\$0 to \$13,538	\$13,539 to \$27,075	\$27,076 to \$40,613	\$40,614 to \$54,150

Additional person \$5,500

Failure to meet the income requirements, asset requirements, or submission of an incomplete application will result in a denial of the poverty exemption.

REQUIRED ATTACHMENTS TO APPLICATION – CHECKLIST
PAGE 1 of 2

- Provide Documents for applicant, spouse, and/or all others that are residing in the home.
- Submit most recent statement/document unless otherwise indicated.
- Please submit copies only, not originals. Anything submitted will not be returned.
- If one of the items below does not apply, then please write "N/A" (not applicable) to indicate the application does not have anything to provide for that item.
- This checklist must be returned with the application forms.

_____ Valid Michigan Driver's License or other legal form of photo identification for all persons in the household.

_____ Federal Income Tax Return (for 2025 year, filed in 2026) – fully complete, signed, and the version that was filed with the IRS

- *OR Form 4988 Poverty Exemption Affidavit if not required to file income tax returns.*

_____ State Income Tax Return (for 2025 year, filed in 2026) – fully complete, signed, and the version that was filed with the State of Michigan

- *OR Form 4988 Poverty Exemption Affidavit if not required to file income tax returns.*

_____ Homestead Property Tax Credit Claim (MI1040-CR) – fully complete, signed, and the version that was filed with the State of Michigan

- *This form is required regardless of your requirement to file income tax returns, however if you did not pay property taxes the year prior, you would not have filed it.*

_____ Current* full credit report for all persons 18 years of older residing in the household.

- *Reports that include only the credit score will not be accepted. Full credit reports are available at no cost to the applicant once per year from any of the three credit reporting bureaus: Equifax, Experian, TransUnion. Free credit reports are available at myfreecreditreport.com.*

**A current credit report must be generated within 30 days of the BOR meeting where the application will be reviewed.*

_____ Bank and/or credit union statements for ALL savings and checking accounts

- **12 consecutive months of most recent statements for **ALL** accounts.*

_____ W-2 Statements from employer

_____ Net receipts from self-employment

_____ Social Security Statement

_____ Pension – 1099 Statement

_____ Supplemental Security Income (SSI) Statement

_____ Unemployment benefits statement

REQUIRED ATTACHMENTS TO APPLICATION – CHECKLIST
PAGE 2 of 2

- _____ Worker's Compensation Statement
- _____ Insurance or annuity payment statement
- _____ Alimony payment statement
- _____ Child support payment statement
- _____ ADC / Welfare / Medicare / Medicaid / Food Stamps / Public Assistance statements
- _____ IRA or other investment account statement
- _____ Certificates of Deposit statement
- _____ Stocks and bonds statement
- _____ Mortgage statement
- _____ Second mortgage or equity loan statement
- _____ If home was purchased within the last two years, a copy of the loan application and closing statement.
- _____ List and current value of other property owned by the applicant
 - *Includes but is not limited to vacant land, second home, rental property, building/property other than the residence.*
- _____ List of regular contributions OR gifts OR loans from persons not living in the residence
 - *In the last 24 months*
- _____ List of dividends, interest, and net income from rentals or estates or trusts
 - *In the last 24 months*
- _____ List of money received from the sale of property such as stocks, bonds, a house, or a car
 - *In the last 24 months*

Below for Department use only

Received by: _____

Date: _____

Applicant Certification

Applicants, please initial each applicable statement:

_____ I/We have received a copy of and understand the 2026 Poverty Exemption Policy and Resolution for Delhi Charter Township.

_____ I/We understand my/our application, and all required attached documentation is examined by the Board of Review at an open meeting and may be further discussed by the Delhi Township Assessing Department staff or designated agent, Board of Review, and Michigan Tax Tribunal and is obtainable by the public as part of the public record.

_____ I/We declare that the statements made herein are complete, true and correct to the best of my/our knowledge.

_____ I/We also understand that this application will be DENIED if the information contained within is found to be false or incomplete.

Applicant Signature: _____ Date: _____

Spouse Signature: _____ Date: _____

Name of Preparer if other than applicant: _____
(please print)

Resolution No. 2025-010

A Resolution to Establish Poverty Exemptions from Property Taxes for 2026

At a regular meeting of the Delhi Charter Township Board of Trustees of the Charter Township of Delhi, Ingham County, Michigan, held at the Community Services Center, 2074 Aurelius Road, Holt, Michigan 48842 on Tuesday, the 2nd day of December 2025, at 5:30 p.m.

PRESENT: Montemayor, Hope, Lenard, Ford, King, Lincoln, Warfield

ABSENT: None

The following Resolution was offered by Warfield.

WHEREAS:

1. The adoption of guidelines for poverty exemptions is required of the Township Board; and
2. The adopted guidelines are available to the public on the Township website the policy, guidelines and application form for granting of poverty exemptions; and
3. The principal residence of persons, who the Assessor and Board of Review determines by reason of poverty to be unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 ("Act")(MCL 211.7u); and
4. Section 7u(5) of the Act establishes the guidelines for Poverty Exemptions from Property Taxes provides for the establishment of maximum standards in **Exhibit A**;
5. Based on the Federal Poverty Income Standards, the maximum standards set forth in **Exhibit A** may be modified from time to time by resolution of the Delhi Charter Township Board of Trustees; and
6. Pursuant to PA 390 of 1994, the Charter Township of Delhi, Ingham County adopts the following guidelines and policy as provided in **Exhibit A** for the Board of Review to implement. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credits, returns filed in the current or immediately preceding year or current year.

THEREFORE BE IT RESOLVED THAT: to be eligible for a property poverty exemption in Delhi Charter Township, an applicant must:

1. Own or occupy as a principal residence the property for which an exemption is requested;
2. File a completed application in the form required by the Township Assessor that has been witnessed and signed by any of the following: Assessor, Board of Review Member, or Notary Public;
3. File copies of federal income tax returns, state income tax returns (MI-1040) of the preceding year and documentation for all income sources for all persons residing on the property/homestead;
4. Demonstrate that the applicant's and any persons residing in the homestead, assets shall not exceed the amounts in **Exhibit A**, excluding the principal residence and one automobile. The applicants and any persons residing on the property shall not have an annual income level that does not exceed the federal poverty income guidelines and maximum asset standards provided in **Exhibit A**;
5. Produce a valid driver's license or other form of identification if requested;
6. Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested; and
7. Meet the asset level test adopted by the local assessing unit.

BE IT FURTHER RESOLVED THAT:

1. The Board of Review may request from the applicant any supporting documents that may be utilized in determining a property poverty exemption request;
2. The completed property poverty exemption application must be filed after January 1, but one day prior to the last day of the Board of Review in the year for which the exemption is sought;
3. The Board of Review shall follow this Resolution and Delhi Charter Township's **2026** guidelines and policy for property tax poverty exemption in granting or denying an exemption;
4. If a person meets all eligibility requirements in statute, the Board of Review shall grant a full exemption equal to a 100% reduction in taxable value OR a partial

exemption equal to a 25%, 50% or 75% reduction in taxable value OR any other percentage reduction in taxable value approved by the State Tax Commission.

5. That the Board of Trustees rescinds all prior resolutions that are inconsistent with or in conflict with this Resolution.

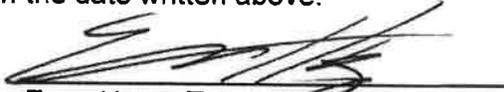
6. That to conform to the provisions of 1994 PA 390, the Poverty Exemption Guidelines (**Exhibit A**) are hereby effective January 1, 2026.

AYES: Montemayor, Warfield, Ford, Hope, King, Lincoln

NAYES: Lenard

ABSENT: None

The foregoing Resolution declared adopted on the date written above.



Evan Hope, Township Clerk

STATE OF MICHIGAN)

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Clerk for the Charter Township of Delhi, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of the proceedings taken by the Township Board at a regular meeting held on the 2nd day of December 2025.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 2nd day of December 2025.



Evan Hope, Township Clerk

EXHIBIT A
DELHI CHARTER TOWNSHIP
POVERTY EXEMPTION GUIDELINES

Minimum Income Standards

To be eligible for a poverty exemption, the applicant and all persons residing in the principal residence/homestead (combined) must have an annual income level that does not exceed the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services. Income sources include, but are not limited to, salaries, Social Security, rents, pensions, IRA's (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, and any other source of income. The guidelines are as follows:

2026 Federal Poverty Income Guidelines

Number of Persons Residing in the Principal Residence	Maximum Total Income
1 person	\$15,650
2 persons	\$21,150
3 persons	\$26,650
4 persons	\$32,150
5 persons	\$37,650
6 persons	\$43,150
7 persons	\$48,650
8 persons	\$54,150
Each Additional Person	\$5,500

Minimum Asset Standards

To be eligible for a poverty exemption, the applicant and all persons residing in the principal residence/homestead (combined) must not have assets that exceeds the Maximum Asset Standards, excluding the principal residence, one vehicle, and monies received pursuant to MCL 206.520 (homestead property tax credit). Assets include, but are not limited to, real estate other than the principal residence, personal property, recreational vehicles, checking/savings accounts, stocks, bonds, life insurance, retirement funds, etc. The Maximum Asset Standards are as follows:

Number of Persons Residing in the Principal Residence	Maximum Total Assets
1 person	\$25,000
2 persons	\$31,000
3 persons	\$37,500
4 persons	\$43,750
5 persons	\$50,000
6 persons	\$56,250
7 persons	\$62,500
8 persons	\$68,750
9 or more persons	\$75,000

Application and Affirmation for MCL 211.7u Poverty Exemption

This form is issued under the authority of the General Property Tax Act, Public Act 206 of 1893, MCL 211.7u.

MCL 211.7u of the General Property Tax Act, Public Act 206 of 1893, provides a property tax exemption for the principal residence of persons who, by reason of poverty, are unable to contribute toward the public charges. This application is to be used to apply for the exemption and must be filed with the Board of Review where the property is located. This application may be submitted to the city or township where the property is located in each year on or after January 1 but before the day prior to the last day of the board of review. Poverty Exemptions may be heard by the Board of Review during its March, July, and December sessions.

To be considered complete, this application must: 1) be completed in its entirety, 2) include information regarding all members residing within the household, and 3) include all required documentation as listed within the application. Please write legibly and attach additional pages as necessary.

PART 1: PERSONAL INFORMATION — Petitioner must list all required personal information.				
Petitioner's Name			Daytime Phone Number	
Age of Petitioner	Marital Status	Age of Spouse	Number of Legal Dependents	
Property Address of Principal Residence		City	State	ZIP Code
PART 2: REAL ESTATE INFORMATION				
List the real estate information related to your principal residence. Be prepared to provide a deed, land contract or other evidence of ownership of the property at the Board of Review meeting.				
Property Parcel Identification Number		Name of Mortgage Company		
Unpaid Balance Owed on Principal Residence	Monthly Payment	Length of Time at this Residence		
Property Description				
PART 3: AFFIRMATION OF OWNERSHIP, OCCUPANCY, AND INCOME STATUS (Check all boxes that apply.)				
<input type="checkbox"/> I own the property in which the exemption is being claimed.				
<input type="checkbox"/> The property in which the exemption is being claimed is used as my homestead. Homestead is generally defined as any dwelling with its land and buildings where a family makes its home.				
PART 4: ADDITIONAL PROPERTY INFORMATION				
List information related to any other property owned by you or any member residing in the household.				
<input type="checkbox"/> Check if you own, or are buying, other property. If checked, complete the information below.			Amount of Income Earned from other Property	
1	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid
2	Property Address	City	State	ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	Amount of Taxes Paid

PART 5: EMPLOYMENT INFORMATION — List your current employment information.

Name of Employer			
Address of Employer	City	State	ZIP Code
Contact Person	Employer Telephone Number		

PART 6: INCOME SOURCES

List all income sources, including but not limited to: salaries, Social Security, rents, pensions, IRAs (individual retirement accounts), unemployment compensation, disability, government pensions, worker's compensation, dividends, claims and judgments from lawsuits, alimony, child support, friend or family contribution, reverse mortgage, or any other source of income, for all persons residing at the property.

Source of Income	Monthly or Annual Income (indicate which)

PART 7: CHECKING, SAVINGS AND INVESTMENT INFORMATION

List any and all savings owned by all household members, including but not limited to: checking accounts, savings accounts, postal savings, credit union shares, certificates of deposit, cash, stocks, bonds, or similar investments, for all persons residing at the property.

Name of Financial Institution or Investments	Amount on Deposit	Current Interest Rate	Name on Account	Value of Investment

PART 8: LIFE INSURANCE — List all policies held by all household members.

Name of Insured	Amount of Policy	Monthly Payments	Policy Paid in Full	Name of Beneficiary	Relationship to Insured

PART 9: MOTOR VEHICLE INFORMATION

All motor vehicles (including motorcycles, motor homes, camper trailers, etc.) held or owned by any person residing within the household must be listed.

Make	Year	Monthly Payment	Balance Owed

PART 10: HOUSEHOLD OCCUPANTS — List all persons living in the household.				
First and Last Name	Age	Relationship to Applicant	Place of Employment	\$ Contribution to Family Income

PART 11: PERSONAL DEBT — List all personal debt for all household members.					
Creditor	Purpose of Debt	Date of Debt	Original Balance	Monthly Payment	Balance Owed

PART 12: MONTHLY EXPENSE INFORMATION			
The amount of monthly expenses related to the principal residence for each category must be listed. Indicate N/A as necessary.			
Heating	Electric	Water	Phone
Cable	Food	Clothing	Health Insurance
Garbage	Daycare	Car Expense (gas, repair, etc.)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	
Other (type and amount)	Other (type and amount)	Other (type and amount)	

NOTICE: Per MCL 211.7u(2)(b), federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year must be submitted with this application. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year.

PART 13: POLICY AND GUIDELINES ACKNOWLEDGMENT			
<p>The governing body of the local assessing unit shall determine and make available to the public the policy and guidelines used for the granting of exemptions under MCL 211.7u. In order to be eligible for the exemption, the applicant must meet the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services under its authority to revise the poverty line under 42 USC 9902, or alternative guidelines adopted by the governing body of the local assessing unit so long as the alternative guidelines do not provide income eligibility requirements less than the federal guidelines. The policy and guidelines must include, but are not limited to, the specific income and asset levels of the claimant and total household income and assets. The combined assets of all persons must not exceed the limits set forth in the guidelines adopted by the local assessing unit.</p>			
<p><input type="checkbox"/> The applicant has reviewed the applicable policy and guidelines adopted by the city or township, including the specific income and asset levels of the claimant and total household income and assets.</p>			
PART 14: LEGAL DESIGNEE INFORMATION (Complete if applicable.)			
Legal Designee Name		Daytime Telephone Number	
Mailing Address	City	State	ZIP Code
PART 15: CERTIFICATION			
<p>I hereby certify to the best of my knowledge that the information provided in this form is complete, accurate and I am eligible for the exemption from property taxes pursuant to Michigan Compiled Law, Section 211.7u.</p>			
Printed Name	Signature	Date	

This application shall be filed after January 1, but before the day prior to the last day of the local unit's December Board of Review.

Decision of the March Board of Review may be appealed by petition to the Michigan Tax Tribunal by July 31 of the current year. A July or December Board of Review decision may be appealed to the Michigan Tax Tribunal by petition within 30 days of decision. A copy of the Board of Review decision must be included with the petition.

Michigan Tax Tribunal
 PO Box 30232
 Lansing MI 48909

Phone: 517-335-9760
 Email: taxtrib@michigan.gov