



CITY OF HUDSON

APPLICATION FOR ONE-YEAR POVERTY EXEMPTION

To apply for a poverty exemption, it is necessary to complete the Affirmation of ownership and occupancy form (5737 attached), in its entirety, and attach requested statements of income and/or expenses for all persons in the household. Also, include proof of income from all income sources.

If you are not required by law to file state income tax forms you must complete the attached poverty exemption affidavit form 4988 and all persons residing in the home are still required to supply all income sources with this application.

See the enclosed Taxpayer Fact sheet for more information. The exemption is annual and must be applied for each year by the individual. It is requested that you be present for the Board of Review if questions arise. If a hardship request is denied for lack of information or required documents, it cannot be applied for again in the same year.

Per MCL.2117u., you must meet the federal poverty guidelines, and asset level test adopted each year, and meet all additional requirements of the poverty resolution attached to this packet to receive any relief.

Please return forms to the Assessing Department by mail to 121 N Church Street, Hudson, MI 49247, or drop off at the city office prior to the Board of Review meeting to verify all forms are completed and necessary documentation is enclosed.

Please contact the Assessing Department if you would like an appointment with the Board of Review otherwise your application will be heard on the file. The Board of Review meets in March, July, and December each year in accordance with the Open Meetings Act. Information may also be available on the City's website.

Notice: Any willful misstatements or misrepresentations made on the form may constitute perjury, which under the law is a felony punishable by fine or imprisonment.

Stephanie Renius, MAAO
City of Hudson Assessor
assessor@ci.hudson.mi.us

MCL 211.7u Poverty Exemption Taxpayer Fact Sheet

MCL 211.7u 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. For the purposes of the poverty exemption, the term "principal residence" has the same meaning as the term's principal residence exemption and qualified agricultural property as defined in MCL 211.7dd. The exemption does not apply to property owned by a corporation.

How To Apply For The Poverty Exemption

To request a poverty exemption, a taxpayer must file:

1. Form 5737 Application and Affirmation for MCL 211.7u Poverty Exemption
2. All required additional documentation (such as federal/state income tax returns)

Form 5737, along with any additional documentation, must be filed with the local assessing unit where the property is located. **Do not file this form with the Department of Treasury or the State Tax Commission.** The form may be submitted to the local assessing unit on or after January 1 but before the day prior to the last day of the December Board of Review during the year in which the exemption is requested. Taxpayers should contact the local assessing unit directly to verify submission deadlines to ensure that their application is reviewed by a Board of Review during that calendar year.

In addition to filing Form 5737 and any supporting documentation, a taxpayer must do all of the following to be eligible for the poverty exemption:

1. Own and occupy the property as a principal residence.
2. Provide federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons **residing in the principal residence** (disclosure of the income of an owner who is not residing in the principal residence is not required). 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. Instead, Form 4988, *Poverty Exemption Affidavit* may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
3. Produce a valid driver's license or other form of identification, if requested.
4. Produce a deed, land contract, or other evidence of ownership of the property, if requested.
5. 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 or alternative guidelines adopted by the local assessing unit. The

alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.

6. Meet the asset level test adopted by the local assessing unit.

Appeal Rights

An appeal of a decision made by the March Board of Review must be filed by completing and submitting a petition to the Michigan Tax Tribunal no later than July 31 of the same year. A decision of the July or December Board of Review may be appealed by filing a petition with the Michigan Tax Tribunal within 30 days of the Board of Review's decision. Additional information on how to file an appeal is available by contacting the Michigan Tax Tribunal or by visiting its website at <https://www.michigan.gov/taxtribunal>.

CITY OF HUDSON
Guideline Resolution for Poverty Exemption
2026 Tax Year, Resolution # 01

WHEREAS, the adoption of guidelines for poverty exemptions is required of the City Council; and

WHEREAS, the principal residence of persons who, in the judgement of the Board of Review, by reason of poverty, are unable to contribute to the public charge, is eligible for exemption in whole or in part from taxation under Public Act 390 of 1994 (MCL 211.7u); and

WHEREAS, pursuant to PA 390 of 1994, the City of Hudson, Lenawee County adopts the following guidelines for the Board of Review to implement. The guidelines shall include but no be limited to the specific income and asset levels of the claimant and all persons residing in the household, filed in the immediately preceding year;

To be eligible, a person shall do all the following on an annual basis;

- 1) Be an owner of and occupy as the principal residence for the property which an exemption is requested.
- 2) File a claim, using the state approved application attached, with the Board of Review, accompanied by federal and state income tax returns for all persons residing in the household, filed in the immediately preceding year or a signed State Tax Commission Form 4988, *Poverty Exemption Affidavit*, stating you are not required to file a federal or state income tax return. Provide social security benefits summary if applicable.
- 3) Produce a valid driver's license or other form of identification if requested.
- 4) Produce, if requested, a deed, land contract, or other evidence of ownership of the property for which an exemption is requested.
- 5) Meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health and Human Services. See Exhibit A
- 6) The application for an exemption shall be filed after January 1, but one day prior to the last day of the December Board of Review. Hardship relief if granted is for one year only, in the year of application.
- 7) As required by P.A. 390 of 1994, all guidelines for poverty exemptions as established by the governing body, the local assessing unit SHALL also include an asset level test. Applicant's assets cannot exceed \$50,000, NOT including primary residence, household furnishings, and personal effects.
- 8) If a person claiming the poverty exemption meets all eligibility requirements, the board of review shall grant the poverty exemption, in whole or in part, as follows:
 1. A full exemption equal to a 100% reduction in taxable value for the year in which the exemption is granted if the applicant is below the Federal Poverty Guidelines; or
 2. A partial exemption equal to a 75% reduction in taxable value for the year in which the exemption is granted if applicant is between 100% and 115% of the Federal Poverty Guidelines; or
 3. A partial exemption equal to a 50% reduction in taxable value for the year in which the exemption is granted if the applicant is between 115% and 130% of the Federal Poverty Guidelines; or
 4. A partial exemption equal to 25% reduction in taxable value for the year in which the exemption is granted if the applicant is between 130% and 145% of the Federal Poverty Guidelines; or
 5. For applicants above 145% above the Federal Poverty Guidelines, 0% relief shall be granted.

See EXHIBIT A

Applications may be reviewed by the Board of Review without the applicant being present. However, the Board may request that any or all applicants be physically present to respond, under oath, to any questions the Board may have.

The Board of Review may grant relief within the following guidelines:

- For applicants at or below the 2026 Federal Poverty Guidelines, 100% relief shall be granted.
- For applicants between 100% and 115% of the 2026 Federal Poverty Guidelines, 75% relief shall be granted.
- For applicants between 115% and 130% of the 2026 Federal Poverty Guidelines, 50% relief shall be granted.
- For applicants between 130% and 145% of the 2026 Federal Poverty Guidelines, 25% relief shall be granted.
- For applicants above 145% of the 2026 Federal Poverty Guidelines, 0% relief shall be granted.

The following are the federal poverty income standards which the United States Office of Management and Budget recommends that federal departments and agencies use. The standards are compiled and published by the Bureau of the Census which refers to them as "poverty thresholds."

EXHIBIT A

FEDERAL POVERTY INCOME STANDARDS FOR 2026 ASSESSMENTS The following are the federal poverty income standards as of December 31, 2025 for use in setting poverty exemption guidelines for 2026 assessments.

Size of Family Unit Poverty Guidelines

Size of Family Unit	2026 Poverty Guidelines 100% Relief	2026 Poverty Guidelines 75% Relief Greater than 100% but equal to or less than 115% of Federal Guidelines	2026 Poverty Guidelines 50% Relief Greater than 115% but equal to or less than 130% of Federal Guidelines	2026 Poverty Guidelines 25% Relief Greater than 130% but equal to or less than 145% of Federal Guidelines
1	\$15,650	\$17,998	\$20,345	\$22,693
2	\$21,150	\$24,323	\$27,495	\$30,668
3	\$26,650	\$30,648	\$34,645	\$38,643
4	\$32,150	\$36,973	\$41,795	\$46,618
5	\$37,650	\$43,298	\$48,945	\$54,593
6	\$43,150	\$49,623	\$56,095	\$62,568
7	\$48,650	\$55,948	\$63,245	\$70,543
8	\$54,150	\$62,273	\$70,395	\$78,518
For Each Additional Person	\$5,500	\$6,325	\$7,150	\$7,975

NOW THEREFORE BE IT RESOLVED, that the Board of Review shall follow the above stated policy and federal guidelines in granting or denying an exemption.

The foregoing resolution offered by City Council Member Greg Hillegas and

supported by City Council Member Nicole Williams.

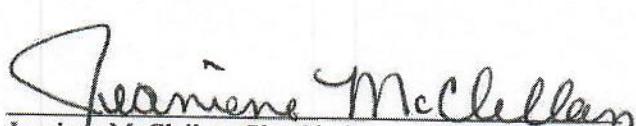
Upon roll call vote, the following voted:

"Aye". Daniel Schudel, Brandi Clark, Greg Hillegas, Barbara Ireland, Natalie Loop, Nicole Williams

"Nay". None

"Absent". Carl Sword

I, Jeaniene McClellan, Clerk of the City of Hudson, do hereby certify that the foregoing is a true and original copy of a resolution adopted by the City Council at a meeting thereof held on the 16 day of December.


Jeaniene McClellan
City Clerk
City of Hudson, Michigan

12-17-2025
Date

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.)

- I own the property in which the exemption is being claimed.
- 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.

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	
2	Property Address	City		State ZIP Code
	Name of Owner(s)	Assessed Value	Date of Last Taxes Paid	

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

Name of Employer			
Address of Employer		City	State
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

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.

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.

PART 14: LEGAL DESIGNEE INFORMATION (Complete if applicable.)

Legal Designee Name	Daytime Telephone Number		
Mailing Address	City	State	ZIP Code

PART 15: CERTIFICATION

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.

Printed Name	Signature	Date
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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

Poverty Exemption Affidavit

This form is issued under authority of Public Act 206 of 1893; MCL 211.7u.

INSTRUCTIONS: When completed, this document must accompany a taxpayer's Application for Poverty Exemption filed with the supervisor or the board of review of the local unit where the property is located. MCL 211.7u provides for a whole or partial property tax exemption on the principal residence of an owner of the property by reason of poverty and the inability to contribute toward the public charges. MCL 211.7u(2)(b) requires proof of eligibility for the exemption be provided to the board of review by supplying copies of federal and state income tax returns for all persons residing in the principal residence, including property tax credit returns, or by filing an affidavit for all persons residing in the residence who were not required to file federal or state income tax returns for the current or preceding tax year.

I, _____, swear and affirm by my signature below that I reside in the principal residence that is the subject of this Application for Poverty Exemption and that for the current tax year and the preceding tax year, I was not required to file a federal or state income tax return.

Address of Principal Residence: _____

Signature of Person Making Affidavit

Date