



OAKLAND COUNTY TREASURER'S OFFICE

ROBERT WITTENBERG

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2023 Principal Residence Exemption

The applicant is recommended to contact the local governing body directly for assistance.

A Principal Residence Exemption (PRE) exempts a residence from the tax levied by a local school district for school operating purposes up to 18 mills.

1. Eligibility

- Must be a Michigan resident who owns and occupies the property as a principal residence.
- Submit a [*Principal Residence Exemption \(PRE\) Affidavit, Form 2368*](#), to the assessor for the city or township in which the property is located.
- Provide documents to verify ownership and occupancy (e.g. driver's license, voter registration card, cancelled checks listing the property address, statements such as medical, bank or charge accounts, income tax records indicating the mailing address and insurance policies.).

2. Filing Deadlines

- **On or before June 1:** Reducing that year's summer and winter taxes and future years taxes as long as the property is owned and occupied as your principal residence.
- **On or before November 1:** Reducing that year's winter taxes and future year's taxes as long as the property is owned and occupied as your principal residence.
- Mail your completed form to the township or city assessor where the property is located. This address may be on your most recent tax bill or assessment notice.

3. Rescinding an Exemption

- Within **90 days** of when you no longer own or occupy the property as a principal residence, whichever comes first, you must complete and file a [*Request to Rescind Homeowner's Principal Residence Exemption \(PRE\), Form 2602*](#), with the assessor for the city or township in which the property is located to remove the PRE. The PRE will be removed from the local property tax roll by the assessor beginning with the next tax year.
- Under certain circumstances a person may qualify for a conditional rescission which allows an owner to receive a PRE on his or her current Michigan property and on previously exempted property simultaneously for up to three years. To initially qualify for a conditional rescission, the owner must submit an owner's [*Conditional Rescission of Principal Residence Exemption \(PRE\), Form 4640*](#) to the assessor for the city or township in which the property is located on or before June 1 or November 1 of the first year of the claim.
- Failure to rescind a PRE may result in additional taxes, interest and penalties as determined under the General Property Tax Act.

DENIAL APPEALS

- Principal Residence Exemption claims may be audited and/or denied by local or county officials or the Michigan Department of Treasury. Depending on who denied the principal residence exemption, an owner may appeal a denial of a claim for a principal residence exemption to the Michigan Tax Tribunal (if denied by local or county officials) or the Michigan Department of Treasury (if denied by the Michigan Department of Treasury).
- A taxpayer appealing a denial should pay close attention to who denied the principal residence exemption. Please refer to the proper section of [*Guidelines for the Michigan Principal Residence Exemption*](#) depending on who denied the principal residence exemption:
 - Assessor and County Denials and Appeal Rights
 - Michigan Department of Treasury Denials and Appeal Rights

PRE Appeal Authority Table

Type of Appeal	Board of Review	Dept. of Treasury	Tax Tribunal
Denial by Assessor or Auditing County of PRE for current year and previous three years	No Review Authority	No Review Authority	Within 35 days after date of notice of denial
PRE which was NOT on the current year and previous three year's Tax Roll	July or December for current year and previous three year's exemption	Within 35 Days of Board of Review Action	Within 35 days of decision by the Department of Treasury
Department of Treasury Denial of PRE	No Review Authority	Hearings Division within 35 days after date of notice of denial	Within 35 days of the final decision by the Department of Treasury