

Leroy Township

8156 4 Mile Road, East Leroy, MI 49051
(269) 979-9421

LAND DIVISION APPLICATION

(Under Authority of Public Act 288 of 1967, as Amended)

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not a property line adjustment. Please fill out the following application for consideration of a land division. Note: the Land Division Tax Payment Certification Form is payable and submitted to the Calhoun County Treasurer.

Name of Applicant: _____

Mailing Address: _____

Home Phone: _____

Other Phone: _____

1. Tax identification number of property to be divided: _____
2. Request for division(s):
 - a. Number of new parcels: _____
 - b. Intended use: (Commercial/Residential) _____
 - c. Road access will be provided by: *(please circle one or more of the options below)*
 - i. Existing public road
 - ii. New public road
 - iii. New private road or easement
3. History of parent parcel: *(please circle one of the options below)*
 - a. No division since March 31, 1997
 - b. Other divisions – approval # _____ & date _____
4. Division Rights:
 - a. Retained by parent parcel
 - b. Transfer of division rights to (name) _____
by the conveyance dated _____

The following **MUST** be submitted with this application:

1. Survey map or other 1' = 200' drawing, including dimensions & property line set backs of ALL existing structures on the newly proposed division and on the remaining parent parcel, in compliance with Sec. 18-4 of the Leroy Township Code of Ordinances.
2. Design approval from Calhoun County Road Commission (if applicable).
3. Calhoun County Water Resources Commissioner recommendations (if applicable).
4. Approved site evaluations for each development site from the Calhoun County Health Department (well & septic), unless served with municipal water/sewer.
5. Appropriate application fee(s).
 - a. Application fee: \$100.00
 - b. Each additional division: \$25.00
6. Complete Land Division Tax Payment Certification Form & *submit to the Calhoun County Treasurer.*

I have reviewed the application section(s) of the Leroy Township Code of Ordinances and believe that the parcels requested to be divided will comply with all current lot requirements, and that subsequent construction will comply with all lot development standards.

Signature of Applicant

Date

TO BE FILLED OUT BY TOWNSHIP ASSESSOR	
Application Approved	_____
Application Not Approved	_____



Brian W. Wensauer
Calhoun County Treasurer
315 West Green Street
Marshall, MI 49068
Phone (269) 781-0807

Land Division Tax Payment Certification Form

Name: _____ Phone: _____

Owner Address: _____

Owner City, State, Zip: _____

Property Address: _____

Property City, State, Zip: _____

Parcel ID Number: _____

Attach a description of the parcel to be divided

CERTIFICATION DENIED

The Calhoun County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

Delinquent Taxes Owed: _____

CERTIFICATION APPROVED **\$5.00 Fee Required**

Pursuant to House Bill 4055, the Calhoun County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the local tax collecting unit. EXCEPTION: This certification being subject to any Board of Review, Tribunal, and/or Principal Resident Exemption denial.

DATED ON OR AFTER MARCH 1

The return of current delinquent taxes not available for examination.

Certified by: _____ Date Certified: _____

From: Melinda Weaver <mweaver@calhouncountymi.gov>
Sent: Tuesday, November 12, 2019 1:53 PM
To: Albion Twp Treasurer; 'm.a.bail@comcast.net'; 'Assessor'; 'Dan';
'lithuanianbilly@gmail.com'; 'Michael Leslie'; 'softballfeverxiii@yahoo.com';
'leeassessor@yahoo.com'; 'assessor@leroytownship.org';
'jcunningham@cityofalbionmi.gov'; 'Steve M. Hudson'; Edward VanderVries;
'townshipemail@yahoo.com'
Cc: Brian Wensauer; Penny Miller
Subject: House Bill 4055
Attachments: House Bill 4055.pdf; Tax Certification form-Splits CCT.docx

Dear Assessors,

Important tax protections for buyers of subdivided land was signed into law recently. House Bill No. 4055 requires a property tax payment certification before any parcel of land is divided. This change ensures that taxes are paid before splits happen. It also creates clarity regarding delinquent tax payments when land is split up, ensuring new owners will not receive the unpleasant surprise of responsibility for unpaid property tax bills of previous owners.

Effective immediately, the Calhoun County Treasurer's office will now be requiring a Land Division Tax Payment Certification Form be filled out and processed before land is divided per statue. There will be a cost associated with this process of \$5.00 per parcel.

Enclosed please find the form to utilize going forward along with the House Bill No. 4055.

Thanks,

Melinda Weaver
Chief Deputy Treasurer
Calhoun County Treasurer's Office
315 W. Green Street
Marshall, MI 49068
(269) 781-0775

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