

STATE TAX COMMISSION
TOWNSHIP AND CITY CERTIFICATION LEVEL REQUIREMENTS
2024

The Township and City certification levels for 2024 were approved by the State Tax Commission on August 22, 2023 using 2023 State Equalized Values. The 2024 levels for **Townships and Cities** are as follows:

- MCAO Level:** State equalized value is less than **\$764,602,000** AND the combined state equalized value of the commercial, industrial, and utility real and personal classifications plus assessed value of special acts properties is less than 20 percent of **\$764,602,000** (or **\$152,920,400**).
- MAAO Level (3):** State equalized value is greater than or equal to **\$764,602,000** but less than **\$3,325,272,000** AND/OR a combined state equalized value of the commercial, industrial, and utility real and personal classifications plus assessed value of special acts properties, is greater than or equal to 20 percent of **\$ 764,602,000** (or **\$152,920,400**) but less than 20 percent of **\$3,325,272,000** (or **\$665,054,400**).
- MMAO Level (4):** State equalized value greater than or equal to **\$3,325,272,000** or a combined state equalized value of the commercial, industrial, and utility real and personal classifications plus assessed value of special acts properties, greater than or equal to 20 percent of **\$3,325,272,000** (or **\$665,054,400**).

The State Equalized Value (SEV) of the local unit as finalized by the State Tax Commission at their May 22, 2023 meeting is used to determine the certification level requirement for completion of the 2024 assessment roll. The 2024 certification level requirements are not adjusted for changes in value occurring after 2023 state equalization.

If a Township or City required an MMAO Level (4) certification for 2023, the State Tax Commission has determined that the local unit will continue to require an assessor of record with an MMAO Level (4) certification until the local unit can show a decrease in SEV for two consecutive years.

A waiver may be granted to reduce the SEV used to calculate the certification level requirement for a township or city if the SEV is significantly influenced by the value of a single parcel or group of related parcels. To request a waiver, the township or city must submit STC Form 4742, *State Tax Commission Application for Waiver of Local Unit Certification Level*, along with documentation of a contract with an assessing officer that is certified at the required level to appraise and assume appeal responsibilities of the affected parcel(s). Form 4742 must be submitted no later than October 31, 2023.

The value of wind turbines and photovoltaic (solar) electric generation systems in one or more units may be removed from the total SEV used to calculate required certification level requirements. To request a waiver, the local unit(s) must submit Form 4742, along with documentation indicating the value of wind turbines or photovoltaic (solar) electric generation systems to be removed from the calculation. Form 4742 must be submitted no later than October 31, 2023.