

Special Assessment Billing Information

A special assessment is billed in annual installments, due in August. Sewer and water assessments are usually spread over 20 years, and street assessments are spread over a 10 year period. A special assessment can be paid in full at any time. The interest rate is fixed, and is generally lower than the rate of interest for a home improvement loan.

Special Assessment Payments

Assessments are payable from July 1 through August 31. As is the case for tax payments, if the final due date is on a weekend or holiday, the payment is due on the next business day.

Special assessment deferments are available for senior citizens or permanently disabled property owners. For more information and qualification requirements, contact the City Assessor's Office, (269) 329-4433.

Escrow Agents

Your special assessment bill will not be sent to your escrow agent, and in most cases, escrow agents will not pay special assessments from escrow accounts. If your escrow agent is responsible for making a special assessments payment, you will need to personally forward the bill to your agent.

Special Assessment Late Fees

A 5 percent late fee and delinquent interest are added to payments not paid in the Treasurer's Office at City Hall or postmarked by the U.S. Postmaster by the due date. If a special assessment bill is not received, a property owner remains responsible for payment of special assessment, related late fees, and delinquent interest. Any special assessment installments which remain unpaid on March 1 are turned over to the Kalamazoo County Treasurer for collection.

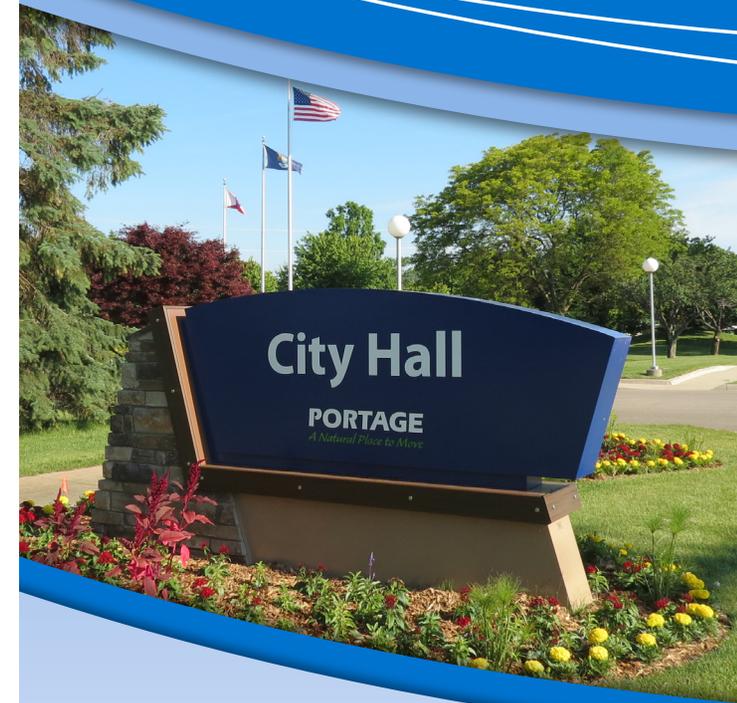
Have Questions? Need Information?

Contact the Treasury Office
(269) 329-4455

City of Portage
7900 South Westnedge Avenue
Portage, Michigan 49002

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Understanding Property Taxes and Special Assessments



City of Portage

7900 South Westnedge Avenue • Portage, Michigan 49002

portagemi.gov

Property Taxes in Portage

Providing quality service for your tax dollar is the goal of the City of Portage. Property taxes paid to the City of Portage pay for essential public services such as police and fire protection. Property taxes also fund city parks, Curbside Recycling, Fall Leaf Pickup, Spring Cleanup, public transportation, street maintenance and snow removal, environmental programs, the Portage Senior Center, community activities, and human service programs.

The next time you hear the term “property tax,” imagine a family picnic at a Portage park, or having your street plowed after a winter snowfall. Consider the services received and the opportunities available to you for your tax dollars.

Only a portion of the property taxes you pay are actually used to fund city government. Michigan State Law requires the City of Portage to serve as the collecting agency for all units that levy taxes within the city. In addition to city taxes, your tax bill includes monies for Kalamazoo County, the public school systems (Portage, Comstock, Vicksburg, and Schoolcraft), Kalamazoo Regional Educational Services Agency (KRESA), Kalamazoo Valley Community College (KVCC), and the Portage District Library. The city distributes the majority of the tax dollars collected to these entities.

Billing Information Tax Payments

Summer taxes are payable from August 1 to September 14, and Winter taxes are payable from December 1 to February 14. Your bill may be paid in person at the Treasury Office at City Hall, by mail, or online at portagemi.gov (an additional convenience of 3 percent is charged by the vendor). Tax payments sent by mail must be marked by the U.S. Postmaster by the due date to avoid penalty fees. If the due date falls on a weekend or legal holiday, the due date is the next business day.

Summer tax deferments for qualified individuals are available for summer tax bills only. Summer tax payments may be deferred and paid along with Winter taxes without any penalty fees or delinquent interest charges when paid on or before the Winter tax due date. Call the Treasurer’s Office at (269) 329-4455 for information on deferments.

Late Payments and Fees

If taxes are not paid by the due date, a 3 percent late fee is added, and an additional 1 percent interest fee is added on the first day of each following month. Even if you do not receive a tax bill, you are responsible for paying taxes and any late fees or delinquent interest. Any taxes that remain unpaid on March 1 of each year are turned over to the Kalamazoo County Treasurer for collection.

Prorating Tax Payments

The City of Portage does not prorate taxes when property ownership changes. Generally, banks and title companies add summer and winter taxes together in such situations and prorate them on monthly basis. The individual owning the property on September 14 or February 14 is responsible for payment of the entire tax bill.

Escrow Agents

Before each tax season the city sends a letter to escrow agents indicating that they must request tax bills. If an agent requests a tax bill for your property, the city will send a copy of the bill directly to the escrow agent. You will receive an actual tax statement each billing that indicates whether a copy of the bill was sent to your escrow agent. You may also call the Treasurer’s Office for payment information.

Special Assessments

The City of Portage Charter authorizes the levying of special assessments as a method of financing public improvements. Water and sewer projects, street projects (when petitioned) and sidewalk improvements are common improvements funded through special assessments. Property owners benefiting directly from public improvements, as well as all city taxpayers, share in the costs of these improvements.

The Special Assessment Policy Resolution establishes guidelines and rates for special assessment projects undertaken by the city or requested by property owners. The policy allows for corner lot adjustments, so that no property owner is assessed twice for an improvement.