

ORDINANCE NO. 2020-28  
CHAPTER 44  
ARTICLE IV

AN ORDINANCE to amend Chapter 44 of the 2019 Detroit City Code, *Taxation*, Article IV, *Personal Property Taxes, Real Property Taxes, and Special Assessments*, Division 1, *Generally*, by adding Section 44-4-10, *Appraisal required for residential property*, to require an appraisal of all residential property every five years as a requirement for the assessment of real property tax on residential property located in the City.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

**Section 1.** Chapter 44 of the 2019 Detroit City Code, *Taxation*, Article IV, Division 1, be amended by adding Section 44-4-10, to read as follows:

**CHAPTER 44. TAXATION**  
**ARTICLE IV. PERSONAL PROPERTY TAXES, REAL PROPERTY TAXES, AND SPECIAL ASSESSMENTS**  
**DIVISION 1. GENERALLY**

**Sec. 44-4-10. Appraisal required for residential property.**

(a) An appraisal of all residential property in the City shall be completed every five years beginning January 1, 2025, and every five years thereafter.

(b) The reappraisal required under Subsection (a) of this section shall be completed in two years, and shall be the basis of the annual assessment required under Section 10 of the Michigan General Property Tax Act, MCL 211.10, the year following the year the appraisal is completed.

(c) The appraisal required under Subsection (a) of this section shall establish the true market value of the property and be completed by utilizing a combination of Remote Data Verification, which shall involve the use of aerial and street level imagery, and the physical inspection of the subject property.

(d) The City may contract with a private appraisal firm to perform the appraisals required under Subsection (a) of this section.

**Secs. 44-4-11–44-4-20. Reserved.**

**Section 2.** This ordinance is hereby declared necessary to preserve the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 3.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

**Section 4.** In the event this ordinance is passed by two-thirds (2/3) majority of City Council Members serving. It shall be given immediate effect and become effective upon publication in accordance with Section 4-118 of the 2012 Detroit City Charter. Where this ordinance is passed by less than a two-thirds (2/3) majority of City Council Members serving, it shall become effective on the thirtieth (30) day after enactment, or on the first business day thereafter, in accordance with Section 4-118 of the 2012 Detroit City Charter.

(J.C.C. Page ): May 5, 2020  
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JANICE M. WINFREY  
City Clerk

