



FINANCIAL HARDSHIP EXTENSION POLICY Christine Schauer, Calhoun County Treasurer

The County Treasurer may grant an extension of time to pay delinquent property taxes. Financial hardship extensions are offered as a foreclosure prevention measure for owner occupied properties. Only homeowners who have suffered a hardship and are actively working to catch up payment of their delinquent real property taxes will be considered*.

The County Treasurer will NOT consider properties that are dangerous buildings, condemned or vacant/boarded. In addition, the property cannot have outstanding code violations or any recorded income tax liens. The County Treasurer will NOT delay foreclosure on a previous extension year.

APPLICANT CONDITIONS:

1. Must hold title to the property, or be a legal guardian, conservator or have power of attorney over the owner/resident or represent the estate of the title holder, if deceased;
2. Occupy the property as a primary residence;
3. Be at or below the Calhoun County Treasurer's income guidelines;
4. Complete the Financial Hardship Extension Application;
5. Provide proof of income;
6. Agree to a plan of payment. Plans may include **one or more** of the following:
 - a. Automatic bank account deduction plan with the Treasurer
 - b. Tax Payment assistance from an agency (i.e. DHS or Step Forward)
 - c. Pending sale or refinancing of the property
 - d. Installment Payment Plan with Interest Rate Reduction**
7. Applicants must disclose the hardship condition that affects their ability to pay taxes. Proof of such hardship may be requested. Hardships may include, but are not limited to, the following **involuntary hardships**:
 - a. Unemployment or Underemployment
 - b. Illness or Out of Pocket Medical Expense
 - c. One-Time Critical Expense
 - d. Death & Burial of Family Member
 - e. Divorce

The Treasurer will assist delinquent taxpayers to develop a payment plan as part of the application process. The applicant must be able to show that if granted relief from foreclosure, he/she will be able to pay their delinquent taxes within 12 months of the waiver, or within the timeframe specified in an executed "Installment Payment Plan With Interest Rate Reduction."

Applicants whose income exceeds the guidelines will only be considered for a deferral if their household has suffered substantial financial hardship due to an unavoidable increase in expenses or an involuntary reduction of income. The granting of a financial hardship extension only extends the time to pay the delinquent amount due. Monthly interest, fees and/or penalties will continue to accrue during the extension period, increasing the overall tax liability. Postponement of foreclosure will not affect the County Treasurer's right to sell the property at a later foreclosure sale. Any ruling made by the Judge at the Judicial Foreclosure Hearing will null & void any extension granted by the County Treasurer.

Adopted By: _____

Christine Schauer, County Treasurer

* A non-homestead property can only be considered if an extremely unusual situation exists as determined by the County Treasurer.

** Specific rules and restrictions will apply to an Installment Payment Plan with Interest Rate Reduction.