

LAKETON TOWNSHIP – PROPERTY TAX FAQ’S

When are property taxes billed and due?

Property taxes are billed twice per year: July 1st and December 1st. The July 1st (summer) bill is due by September 14th and the December 1st (winter) bill is due by February 14th.

What methods of payment are available?

Several methods of payment are available:

In person: Cash, checks or money orders are accepted at Laketon Township Hall or at any Community Shores Bank.

Credit or debit card payments can be made at Laketon Township Hall - there is a 3% convenience fee charged by the payment processing company - Laketon Township does not receive any of these fees for offering the service.

By mail: You can mail your check or money order payment to Laketon Township Hall, 2735 W. Giles Rd, Muskegon, MI 49445

Over the Phone: Credit or debit card payments can be made over the phone by calling Laketon Township Hall at 231-744-2454 during normal business hours - there is a 3% convenience fee charged by the payment processing company - Laketon Township does not receive any of these fees for offering the service.

Online: There are a couple of options for online payments: You can use your own online bill pay through your bank to have them send us the funds, or you can use the online bill pay option on the Laketon Township website. Fees apply to payments made via the online bill pay system offered by Laketon Township and are explained on the online bill pay page - these fees are not charged by Laketon Township nor does Laketon Township receive any of these fees for offering the service.

Can I pay my taxes in advance?

No, by law, we cannot collect any payments until the bills have been levied for each billing cycle (on July 1st and December 1st).

What do I do if I am out of town for extended periods of time?

Mail Forwarding - People that leave town for extended vacations, business, or those that go to warmer climates for the winter can file a forwarding order with the Post Office to have all their mail forwarded to them wherever they are going to be.

Online Payments - see above.

Over the Phone Payments - see above.

What happens if I send my payment by mail and it is lost in the mail and never received?

Laketon Township is NOT responsible for tax payments that are mailed but not received. It is the responsibility of all taxpayers to ensure their tax payment is made on time. If you are concerned about mailing your payment, the U.S. Post Office offers several types of guaranteed or proof of delivery mailing services. Otherwise, if your payment does not clear your bank account within a few days (5 to 7 days) of mailing, just call Laketon Township to verify your payment has been received.

What happens if my tax payment check "bounces" or is returned by the bank unpaid?

Anytime a check is returned by the bank unpaid (bounced) the payment is not valid, which means the taxes are still unpaid. Laketon Township WILL NOT send any notices that your check has been returned - this issue is between you and your banking institution. Replacement payments must be made by cash, money order or other certified funds. If the replacement payment is made after the tax bill due date, the payment is late and the appropriate interest WILL apply.

There is a returned check fee charged for any/all checks returned by the bank unpaid.

What is the penalty for paying my taxes late?

For ANY payment not received by Laketon Township by the due date: Interest in the amount of 1% per month (or fraction of month) is added to unpaid balance. For ANY taxes still unpaid by February 15 each year will incur a one time 3% penalty in addition to the monthly interest noted previously. ANY taxes that remain unpaid as of March 1st each year are turned over to the Muskegon County Treasurer for collection where additional penalties/interest are added and continue to accrue until the taxes are paid in full.

Does the bill have to be paid in one lump sum?

No. Once you receive your bill, you may begin making payments. Please remember that if the balance is not paid in full by the due date, interest will apply to only the unpaid balance as noted above. In addition, any remaining balance not paid by March 1st is turned over to the Muskegon County Treasurer as noted above.

Where do I make payments?

Payments on both the current summer and winter bills are made at the Laketon Township Hall (in person, by mail, by phone or online or at any Community Shores Bank) until the last day of February each year. On March 1st any unpaid taxes for the current year are turned over to the County Treasurer for delinquent collection. Payment methods accepted: Cash, check, money order and also by credit card/debit card. Online payments can also be made by e-check. There is a convenience fee for credit card, debit card and e-check payments – these fees are explained in full on the online payment page of the website.

What should I do if my taxes are turned over to the County Treasurer delinquent?

Contact the County Treasurer's Office as soon as possible. The County Treasurer's office will also accept partial payments on the balance due, call to make payment arrangements. Muskegon County Treasurer's Office: 231-724-6261

Will I receive any notices or reminders that my taxes are still due?

Each year, the winter tax bill includes a notice on it if that year's summer tax amount is still outstanding, BUT the summer and winter amounts ARE NOT added together on the winter billing.

The law does not require any late notice mailing by Laketon Township. However, in recent years Laketon Township has been mailing late notice/reminders after the February 14th due date as a courtesy to taxpayers so they have one final opportunity to make payment before unpaid bills are turned over to the County delinquent on March 1st.

Muskegon County Treasurer's Office takes over collection of delinquent taxes as of March 1st each year and delinquent tax bills are sent out by their office. At this time summer and winter amounts ARE added together by the County for a total delinquent in any given year (plus interest & penalty as required by state law).