

### Public Improvements

The Revenue Bond Act of 1933 provides the authority for a lien to be placed on real property for the delinquent payment of services charged by a public corporation (including a village or city) for a public improvement. MCLA 141.121. MCLA 141.103(b) defines a public improvement, including sewage disposal and the supply of water, utilities, cable and television. The lien may be enforced in the same manner as provided for unpaid taxes. The public corporation should adopt an ordinance providing for the time and manner of certification and other details for the collection of the charges and enforcement of liens.

### Water and Sewer

MCLA 123.161 et seq. provides for a lien for unpaid water or sewage system charges by a village or city. The lien is effective immediately upon the distribution of the water or sewage system service and is enforceable for three years. MCLA 123.163 provides that the lien may be enforced in the manner prescribed "in the charter of the municipality, by the general laws of the state providing for the enforcement of tax liens, or by an ordinance duly passed by the governing body of the municipality.

### Housing Law

A city or village shall have a lien on property for the amount of a judgment obtained pursuant to MCLA 125.541(7) for the cost of the demolition of, or making safe, an unsafe building or structure. MCLA 125.541a provides that the city or village shall have a lien for the amount of such judgment against the owner's interest in all real property located in the state.

### Taxes

All taxes due to a city or village assessed on tax day are a lien on the real or personal property assessed and are foreclosed according to statute. 1999 PA 123 amended the General Property Tax Act with respect to the procedure for the foreclosure and sale of liens. MCLA 211.55 et seq.

### Noxious Weeds

MCLA 247.64 provides for liens against real property for the expense of eradicating noxious weeds. Depending on the method used in the statute, a village or city may enforce the lien either in the manner provided for mechanics' liens or, if by ordinance for villages and cities with a population of more than 5,000, in the manner provided for tax liens.

### Municipal Civil Infraction Judgments

If a defendant does not pay a civil fine or costs or an installment order under MCLA 600.8727 in a municipal civil infraction action brought for a violation involving the use or occupation of land or a building or other structure, the municipality may obtain a lien against the land, building, or structure by recording a copy of the court order requiring payment with the register of deeds. MCLA 600.8731.