

WFG Underwriting Bulletin



To: All Michigan Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: May 14, 2023

Bulletin No.: MI 2024-03

Subject: Guidelines for City of Detroit Blight Violations

Recently we have seen an uptick in questions on unpaid blight violation tickets, specifically those issued by the City of Detroit. The City of Detroit issues blight violation tickets for a variety of violations under its municipal ordinances. These violations include anything from lack of property maintenance to zoning violations to illegal dumping. Specifics can be found here: [City of Detroit: Blight Ticket Information](#)

If a blight violation ticket is not paid additional fees are assessed. Additionally, each day the blight violation continues is considered a separate violation and could potentially be subject to additional fines for each of those violations. This can get very costly very quick if they aren't paid timely.

A blight violation is not considered a lien on the property until a hearing is held and a Final Decision and Order requiring payment of the fines/costs is entered and recorded in the county land records.

However, even if the violation is not a lien at the time of your transaction, blight violation tickets are still an "Enforcement Notice" entered in the public record, which triggers coverage for them via Covered Risk 5 of the ALTA policies.

As such, we are implementing the following guidelines for any transaction with a property subject to City of Detroit blight violations:

The following exception should be added to Schedule B of the policy:

Blight violations and fines, if any, on the Land, pursuant to MCL 117.4q., regardless of lien status.

You may remove the exception if you perform a blight violation search on both the owner and the property immediately prior to closing. That website can be found here: [City of Detroit: Blight Violation Search](#). Any unpaid blight violations on the property must be paid at closing.

Please reach out to Rachel Richardson at (313) 949-9379 (rrichardson@wfgtitle.com), or Kimberly Fields at (312) 590-7556 (kfields@wfgtitle.com) with any questions or concerns.

NOTE: The information contained in this Bulletin is intended solely for the use of employees of WFG National Title Insurance Company, its title insurance agents and approved attorneys. Disclosure to any other person is expressly prohibited unless approved in writing by the WFG National Title Insurance Company's Underwriting Department.

The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.