

NEW ELDERLY PROPERTY TAX RELIEF PROGRAM

In September 2007 the Farmington Town Council approved a new elderly property tax relief program. This program is in addition to the existing tax credit program that is offered by the Town.

The new program grants a local tax credit of between \$250 and \$400 to any Farmington resident who meets the following eligibility requirements:

- Is 65 years of age or older;
- Is a Farmington resident and taxpayer for at least the three years immediately preceding the year for which they are applying for the credit;
- Has total annual gross income of less than \$42,500;
- Resides on the property for which they are applying for the credit for more than 182 days per year;
- Does not owe back taxes to the Town.

The credit program is also available to property owners who are totally and permanently disabled regardless of age. Property owners must biennially apply for the credit by submitting an application, in person, to the Assessor's Office during the time period between February 1 and May 15.

The amount of the credit is based upon income limits established by the State of Connecticut and can change each year. For the property tax payments due on the October 1, 2007 Grand List year (taxes due July 1, 2008 and January 1, 2009) the income limits and credits are:

Income Limit	Credit
\$-0- to \$14,900	\$400.00
14,901 to 20,000	350.00
20,001 to 25,000	300.00
25,001 to 29,800	300.00
29,801 to 36,500	250.00
36,501 to 42,500	250.00

This program is in addition to the existing state property tax credit program for the elderly. Therefore, a person who meets the eligibility requirements of both programs can earn credits as high as \$1,650 depending upon their qualifying income and marital status. However, the total of all tax credits granted to anyone property cannot exceed 75% of the annual property taxes levied on that property in any fiscal year.

In lieu of the tax credit provided above, any Farmington property-owner who is eighty years of age or older and meets the eligibility requirements highlighted above, can choose to have their taxes frozen. The eligible property-owner must file an application with the Assessor's Office during the time period between, February 1 and May 15th in order to obtain the freeze for the next tax payment period. The income limits for the tax freeze program are the same as for the tax credit program. If determined to be eligible for the program, a taxpayer's real estate taxes will be frozen at the amount that they paid in the previous year.

For more information regarding the two elderly tax credit programs, or the tax freeze programs for taxpayers eighty years of age or older, please contact the Town Assessor's Office.