

Property Tax Relief



For the Elderly and Disabled

North Carolina residents who are 65 years old or older, or who are totally and permanently disabled are entitled to some relief from property taxes if they meet certain requirements. To get tax relief, you must:

- Be a North Carolina resident 65 years old or older, or totally and permanently disabled; and
- Have an income of not more than \$25,600 per year (as of August 2008; income cutoff is increased annually based on cost-of-living).

Homeowners whose incomes are too high for the property tax exemption may be able to apply for a partial property tax deferral. In addition, partial exemptions may be allowed in cases where the property is owned by two or more non-spouse owners where one is eligible and the other is not (e.g., mother and daughter).

What income is counted?

Counted income includes all sources of income, including Social Security. Gifts are not counted. Couples must report joint income, even if the property is only owned by one spouse.

What property is covered?

Property tax relief covers a house or a mobile home that you own and live in as your permanent residence.

What property is covered?

The first \$25,000 or 50% (whichever is greater) of assessed value is free from taxation for eligible homeowners.

Example: If your property is assessed for tax purposes at \$100,000 and you qualify for tax relief, you will pay property taxes on 50% of that value, or \$50,000.

\$100,000	Assessed Value
\$ 50,000	Tax Relief
<hr/>	
\$ 50,000	Value to be Taxed

If your property is assessed at \$30,000, and you qualify for tax relief, you will pay taxes on only \$5,000 of the value (because the minimum exemption is \$25,000).

\$30,000	Assessed Value
\$25,000	Tax Relief
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\$5,000	Value to be Taxed

How do you get property tax relief?

- Contact your county Tax Assessor's Office (Revenue Department) and request an application for the senior property tax exemption, also called the "Application for Exclusion Under G.S. 105-277.1."
- Complete the application and return it to the Tax Assessor's Office by June 1 to receive tax relief for that year.

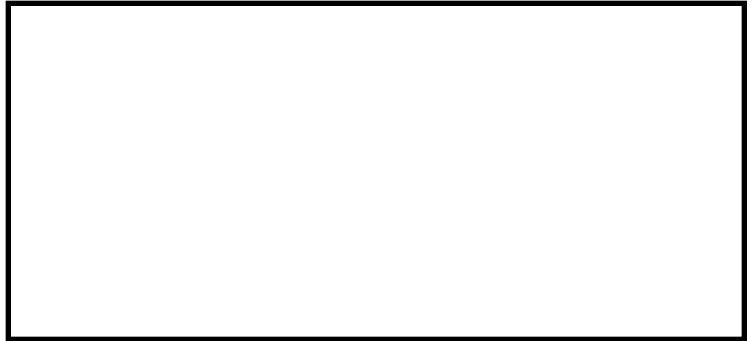
If you are under 65 and disabled, you will need to attach a certificate from your doctor or from a governmental agency, such as the Social Security Administration, stating that you are totally and permanently disabled.

Where to get help

For more information about property tax relief, call your County Tax Assessor's Office. Please note that income limits and tax relief amounts change each year. For information about other housing-related services for older adults, call the Eldercare Locator at 1-800-677-1116 or go to www.eldercare.gov.

The Elderly Housing Rights and Consumer Protection Program, which includes this publication, is a cooperative undertaking of the North Carolina Housing Finance Agency and the Office of the Commissioner of Banks.

For information in your area, contact:



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