

Senior and Disabled Homeowners Ordinance Update

1) Change age requirement for a surviving spouse from 60 to 50 to match state program

95-8 Conditions for Eligibility –

Section C (1) Such applicant (or a spouse domiciled with such applicant) has attained age 65 or over at the end of the preceding calendar year or ~~60~~ 50 years of age or over and the surviving spouse of a taxpayer qualified for tax relief under this program at the time of his or her death;

2) Change qualifying income language to be consistent with State program.

95-8 Conditions for Eligibility –

Section C (5) Such persons shall have individually, if unmarried, or jointly, if married, qualifying income in an amount not to exceed limits described below for each program for the tax year ending immediately preceding the application for tax relief benefits.. "Qualifying income" is defined as all taxable and nontaxable income ~~adjusted gross income as defined in the Internal Revenue Code of 1986, as may be amended from time to time,~~ plus the nontaxable portion of any social security benefits, railroad retirement benefits, any tax shelter losses, income from other tax-exempt retirements and annuity sources and income from tax-exempt bonds ~~and any other income not included in the in the adjusted gross income.~~ Unreimbursed gross medical and dental expenses shall be deducted from income in calculating the applicant's qualifying income, as long as such unreimbursed gross medical and dental expenses are included on the applicant's federal income tax return of the calendar year immediately preceding the year of application as an itemized deduction and qualify as a medical deduction under Section 213 (a) of the Internal Revenue Code of 1986, as may be amended.

[Amended 2-24-2020]

3) Correct application to applicant and define the date that assets will be examined consistent with the date of income verification.

95-8 Conditions for Eligibility

Section C (8) Any ~~application~~ applicant and spouse who qualify for property tax relief under this article shall have a qualifying total asset value (QTAV) not exceeding \$650,000. Qualifying total asset value shall consist of any and all assets of the applicant and spouse as of the date of application the end of the preceding calendar year but shall specifically exclude the value of the applicant's primary legal residence and all tangible personal property contained therein. Each applicant to whom QTAV applies shall make a sworn statement in a form satisfactory to the Assessor that such applicant's QTAV does not exceed \$650,000.

4) Remove outdated language – a copy of the completed application is provided at the time of application and the benefits are printed on the tax bill.

95-9 Application

Section B When the Assessor is satisfied that the applying taxpayer qualifies under this article, he/she shall compute the amount of such tax relief and tax deferral and cause certificates of tax credit and tax deferral to be issued in such form as to permit the Tax Collector to reduce the amount of tax levied against the taxpayer and make proper record thereof. ~~and a copy thereof shall be delivered to the applicant.~~ Neither the Assessor nor the Tax Collector shall unreasonably withhold the issuance of such a tax credit and tax deferral to a properly qualifying taxpayer. The tax credit shall be applied to the tax payments.

TOWN SENIOR/DISABLED TAX RELIEF PROGRAM FOR FY 2024

ASSESSOR'S REPORT TO THE RTM PER Chapter 95, Article III, Section 15.1

June 13, 2023

SENIOR/DISABLED TAX RELIEF PROGRAM	FY 2024			FY 2023			CHANGE FY 24 to 23		
	# of Accounts	Amount	Average	# of Accounts	Amount	Average	# of Accounts	Amount	% Change
Credit Program (non-reimbursable, no lien)	1090	\$3,395,301	\$3,115	1137	\$3,557,076	\$3,128	-47	\$ (161,774)	-4.76%
Freeze Program (non-reimbursable, no lien)	0	\$0		0	\$0		0	\$ -	-
Deferral Program (reimbursable, lien)	2	\$11,306	\$5,653	2	\$11,102	\$5,551	0	\$ 204	1.80%
Summary - total number of accounts and total tax loss	1092	\$3,406,607	\$3,120	1139	\$3,568,178	\$3,133	-47	-\$161,570	-4.53%

SCHEDULE OF APPLICATION ACTIVITY

	Credit	Freeze	Deferral	Totals		# of Accounts	% Change
Total accounts-previous fiscal year	1137	0	2	1139		-180	15.80%
New applications received	164	0	0	164		99	-60.37%
Total added	164	0	0	164	65	99	-60.37%
Disallowed (Excess Income)	-25	0	0	-25		-2	-8.00%
Disallowed (Excess Assets)	-10	0	0	-10		-5	-50.00%
Removed (deceased)	-59	0	0	-59		-16	-27.12%
Removed (sold)	-57	0	0	-57		-22	-38.60%
Removed (Not Living in Home)	-2	0	0	-2		-1	-50.00%
Removed (failed to refile)	-58	0	0	-58		14	24.14%
Disallowed (Other)	0	0	0	0		0	-
Total Removed	-211	0	0	-211	-243	-32	-15.17%
Net Change	-47	0	0	-47	-178		

Summary - total number of accounts	1090	0	2	1092	1141	-51	4.68%
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SCHEDULE OF INCOME RANGES

From	To	Credit			Disabled (All on Credit)		Deferral		Totals		
		Married	Single	Total	Married	Single	Married	Single	Grand Total	Total Benefit	Avg. Benefit
-	20,200	11	97	108	1	5	0	0	108	536,358	4,966
20,200	28,800	20	165	185	1	0	0	0	185	887,807	4,799
28,800	35,600	22	124	146	1	3	0	0	146	590,716	4,046
35,600	42,400	25	97	122	1	3	0	0	122	410,983	3,369
42,400	52,300	50	118	168	2	1	0	0	168	445,685	2,653
52,300	61,000	50	77	127	1	0	0	0	127	237,356	1,869
61,000	84,100	109	125	234	0	0	0	2	236	297,703	1,261
84,100	94,200	0	0	0	0	0	0	0	0	0	0
Totals		287	803	1090	7	12	0	2	1092	3,406,607	3,120

Applicant Gross Assessment Range	# of Accounts	% of Total Accts.	SCHEDULE OF ASSESSMENT RANGES	
			Avg Benefit	Total Benefit
65,880	150,000	1.83%	1,288	25,763
150,001	250,000	23.17%	2,205	557,868
250,001	350,000	44.87%	3,267	1,600,917
350,001	450,000	21.79%	3,595	855,582
450,001	550,000	5.40%	4,082	240,853
550,001	650,000	1.83%	3,781	75,625
650,001	750,000	0.64%	3,643	25,500
750,001	850,000	0.27%	5,167	15,500
850,001	950,000	0.00%	0	0
950,001	1,050,000	0.09%	5,500	5,500
1,050,001	1,158,710	0.09%	3,500	3,500

SCHEDULE OF AGE RANGES

Age	# of Accounts	% of Total Accts.	Total Benefit	Avg Benefit	
<65	19	1.74%	69,259	3,645	Disabled or Surviving Spouse
65-69	136	12.45%	389,925	2,867	
70-74	215	19.69%	596,695	2,775	
75-79	206	18.86%	571,369	2,774	
80-84	189	17.31%	586,983	3,106	
85-89	152	13.92%	492,231	3,238	
90-95	112	10.26%	453,698	4,051	
>95	63	5.77%	246,447	3,912	

Totals	1092	3,406,607
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1092	3,406,607
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AVERAGE TAX RELIEF RECIPIENT ASSESSMENT

Average Tax Relief Recipient Assessment-FY 2024	\$316,798
Average Tax Relief Recipient Assessment-FY 2023	\$319,486

NOTES

Income up to	# of Accounts	# at \$ max	# at % max	At 25% Min	Total
20,200	108	17	9	82	108
28,800	185	34	89	62	185
35,600	146	19	125	2	146
42,400	122	17	105	0	122
52,300	168	31	137	0	168
61,000	127	24	103	0	127
84,100	236	58	176	0	234
94,200	0	0	0	0	0
	1092	200	744	146	1,090

TOWN TAX RELIEF-5 YEAR HISTORY

# of Apps	FY 2024		FY 2023		FY 2022		FY 2021		FY 2020	
	# of Apps	TAX LOSS	# of Apps	TAX LOSS	# of Apps	TAX LOSS	# of Apps	TAX LOSS	# of Apps	TAX LOSS
TOTAL CREDIT APPS	1,090	\$ 3,395,301	1,137	\$ 3,557,076	1,315	\$ 4,119,823	1,301	\$ 3,311,346	1,306	\$ 3,300,036
TOTAL FREEZE APPS	-	-	-	-	-	-	-	-	-	-
TOTAL DEFERRAL APPS	2	11,306	2	11,102	3	16,210	5	22,964	5	22,964
TOTALS	1,092	3,406,607	1,139	3,568,178	1,318	4,136,032	1,306	3,334,310	1,311	3,323,000
TOTAL \$ CHANGE FROM PRIOR YEAR	-\$161,570		-\$567,855		\$801,722		\$11,310		-\$88,700	
TOTAL % CHANGE FROM PRIOR YEAR (\$)	-4.53%		-13.73%		24.04%		0.34%		-2.60%	
TOTAL CREDIT APP# NET CHG FROM PRIOR YEAR	-47		-179		14		-5		-30	
TOTAL FREEZE APP# NET CHG FROM PRIOR YEAR	0		0		0		0		0	
TOTAL DEFERRAL APP# NET CHG FROM PRIOR YR	0		-1		-2		0		-2	
NEW APPLICATIONS RECEIVED	164		65		52		235		157	
DISALLOWED (OVER INCOME, ALL PROGRAMS)	-25		-27		0		-58		-53	
REMOVED (SOLD,DECEASED,MOVED, NON-RESIDENT)	-70		-60		-43		-123		-85	
REMOVED (FAILED TO REFILE,NON-CT RESIDENTS, OVER ASSET CA	-116		-154		-2		-59		-49	
Total	-211		-241		-45		-240		-187	
State Credit Program										
		GL 2021 FY 2023		GL 2021 FY 2023		GL 2020 FY 2022		GL 2019 FY 2021		GL 2018 FY 2020
	# of Apps	Tot Benefit	# of Apps	Tot Benefit	# of Apps	Tot Benefit	# of Apps	Tot Benefit	# of Apps	Tot Benefit
NUMBER OF PARTICIPANTS/TOTAL BENEFIT INITIAL (M35B)	520	\$ 304,711.15	554	\$ 322,598.29	622	\$ 367,118.21	636	\$ 361,951.60	638	\$ 358,510.54
NUMBER OF PARTICIPANTS/TOTAL BENEFIT FINAL (M35P)		\$ -	-19	\$ (7,216.82)	-19	\$ (8,350.94)	-20	\$ (6,208.75)	-16	\$ (4,083.25)
NET	520	\$ 304,711.15	554	\$ 315,381.47	603	\$ 358,767.27	616	\$ 358,510.54	654	\$ 362,593.79
TOTAL CHANGE FROM PRIOR YEAR	-34	-10,670.32	-49	-43,385.80	-35	-256.73	-38	-4,083.25	4	-8,887.82
TOTAL % CHANGE FROM PRIOR YEAR (\$)	-6.14%	-3.38%	-8.13%	-10.08%	-5.68%	-0.07%	-5.81%	-1.13%	0.62%	-2.39%
STATE REIMBURSEMENT		\$ -		\$ -		\$ -		\$ -		\$ -
NET COST		\$ 304,711.15		\$ 367,118.21		\$ 358,767.27		\$ 358,510.54		\$ 362,593.79
% REIMBURSED		0.0%		0.0%		0.0%		0.0%		0.0%