

**TOWN OF GLASTONBURY  
2013 GRAND LIST  
ELDERLY TAX RELIEF PROGRAM  
STATE & TOWN**

2013 INCOME		STATE TAX CREDIT MAXIMUM		STATE TAX CREDIT MINIMUM		LOCAL CREDIT 2013 FINAL	
Not		Married		Unmarried		Married	
Over	Exceeding	50%	40%	1000	400	350	Unmarried
\$ -	17,000		40%	1250		350	1,885
17,000	22,900	40%	30%	1000	350	250	1,785
22,900	28,600	30%	20%	750	250	150	1,685
28,600	34,100	20%	10%	500	150	150	1,585
34,100	41,600	10%	0%	250	150	0	1,485
<b>41,601</b>	<b>48,500</b>	<b>0%</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,315</b>
<b>48,501</b>	<b>55,000</b>	<b>0%</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>975</b>

**REQUIREMENTS**

Applicant or Spouse:

1. Must have been 65 years of age or over on or before 12/31/2013.
2. Must own dwelling on 10/1/2013 on which tax credit is claimed.
3. Must be a permanent resident of that dwelling.
4. Must meet income guidelines as noted above. Income based on 2013 calendar year from ALL sources including Social Security. If married, income is total for husband and wife.
5. Proof of ALL income must be filed with application.
6. Application deadline is May 15, 2014.
7. Local Credit amounts will be increased based on 50% of the tax increase on the previous grand list, of the median program participant's account.
8. Approved applicants may also receive an additional \$100 if they have resided in Glastonbury for 20 of the last 25 years.

**FOR MORE INFORMATION CALL: SOCIAL SERVICES OFFICE, TOWN OF GLASTONBURY 860-652-7638 or  
ASSESSOR'S OFFICE, TOWN OF GLASTONBURY 860-652-7600**

APPROVED 1-30-2014

# **Glastonbury**

# **Code of Ordinances**

## Sec. 18-6. - Tax relief for elderly homeowners.

(a)

*[Authority.]* Pursuant to the authority granted under G.S. § 12-129n, as amended from time to time, the town hereby authorizes local real property tax relief to eligible residents. The town shall have two (2) tax relief programs, the local credit program described in subsection (b) and the tax deferred program described in subsection (c). The residential property that will be subject to any real property tax relief must be owned by the participant and the participant's principal residence. Residents' eligibility shall be established pursuant to G.S. § 12-129n and administrative procedures established pursuant to subsection (e) below. Participation in the local credit program shall require biennial application. Participation in the tax deferral program shall require an annual application. Eligible residents may apply for and participate in either the local credit program or tax deferral program, but may not apply for or participate in both programs.

(b)

### *Local credit program.*

(1)

The local credit program provides a tax credit to be applied towards real property taxes for eligible residents. The local credit program shall be effective with the Grand List of October 1, 2006 for property taxes first payable on July 1, 2007. The maximum income allowable to participate in the local credit program and the local tax credit for the Grand List of October 1, 2005 are set forth in below. The maximum income allowable to participate in the local credit program and the local tax credit shall be adjusted annually as an administrative function performed by the town manager, in accordance with annual income changes to qualify for the state mandated tax relief program under G.S. § 12-129b to 12-129d, inclusive, and 12-170aa and in accordance with this subsection (b).

(2)

The local tax credit shall be adjusted annually by an amount equal to fifty (50) percent of the tax increase for the median value of homes owned by participants in the local credit program for the previous Grand List year and July 1 payment date.

(3)

For a participant in the local credit program which has been the owner of record of real property in town for at least twenty (20) years out of the past twenty-five (25) years immediately preceding the date of application, which property was used as such participant's principal residence for those twenty (20) or more years and is currently being used by such participant as

such participant's principal residence, the local tax credit shall be one hundred dollars (\$100.00) higher for each level of qualifying income.

(4)

The cost to the town for the local credit program shall not exceed one-half ( $\frac{1}{2}$ ) percent of the applicable Grand List year current tax levy.

(5)

The tax relief provided to a taxpayer in the aggregate under the state tax relief program under G.S. § 12-129b to 12-129d, inclusive, and 12-170aa and the local credit program shall not exceed seventy-five (75) percent of the property tax for which such taxpayer would be liable but for the benefits under the state tax relief program and the local credit program.

(c)

*Tax deferral program.*

(1)

The tax deferral program provides for a deferral of real property taxes excluding amounts from state mandated tax credits. Participation in the tax deferral program requires an agreement between the participant and the town. A town tax lien will be placed on the residential property of a participant in the tax deferral program in the amount of the taxes deferred, plus interest described in subsection (c)(4) in each year that such taxpayer is a participant in the tax deferral program. The tax deferral program shall be effective with the Grand List of October 1, 2006 for property taxes first payable on July 1, 2007.

(2)

To be eligible for the tax deferral program, an applicant must have been the owner of record of real property in town, and used such property as such applicant's principal residence, for a minimum of ten (10) consecutive years prior to the date of the application.

(3)

The maximum income allowable to participate in the tax deferral program shall be the same as the annual income amounts to qualify for the state mandated tax relief program under G.S. § 12-129b to 12-129d, inclusive, and 12-170aa.

(4)

Interest shall continue to accrue on taxes deferred under the tax deferral program. The interest rate on the deferred taxes shall be determined each year. The interest rate shall equal the one (1)

year treasury bill rate plus fifty (50) basis points (one-half (½) percent) that is in effect on October 1 immediately preceding the applicable July 1 tax payment date.

(d)

*[Proration.]* The amount of the tax credit under subsection (b) or the amount of the tax deferral under subsection (c) shall, in any case where title to the real property is recorded in the name of the participant or his/her spouse and any other person or persons, be prorated to reflect the fractional ownership of such participant or spouse or, if such property is a multiple-family dwelling, the amount of the tax credit under subsection (b) or the amount of the tax deferral under subsection (c) shall be prorated to reflect the fractional portion of such property occupied by the participant.

(e)

*Administrative procedures.*

(1)

Administrative procedures and guidelines consistent with this section shall be developed by the town manager or his/her designee to administer the local credit program and tax deferral program.

(2)

The town manager shall provide the council with an annual report on the local credit program and tax deferral program.

**Town of Glastonbury**  
2005 Grand List/2006 Calendar Year  
Elderly Tax Relief Program  
**State and Town**