

## PROPERTY TAX ASSISTANCE PROGRAMS

- **Homestead Exclusion for Elderly or Disabled Persons**

This program excludes the greater of the first \$25,000 or 50% of the appraised value of the permanent residence of a qualifying owner. A qualifying owner must either be at least 65 years of age or be totally and permanently disabled. **The owner cannot have an income amount for the previous year that exceeds \$30,200.** Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant. See G.S. 105-277.1 for the full text of the statute.

- **Disabled Veteran Exclusion**

This program excludes up to the first \$45,000 of the appraised value of the permanent residence of a disabled veteran. A disabled veteran is defined as a veteran whose character of service at separation was honorable or under honorable conditions and who has a total and permanent service-connected disability or who received benefits for specially adapted housing under 38 U.S.C. 2101. There is no age or income limitation for this program. This benefit is also available to a surviving spouse (who has not remarried) of either (1) a disabled veteran as defined above, (2) a veteran who died as a result of a service-connected condition whose character of service at separation was honorable or under honorable conditions, or (3) a service member who died from a service-connected condition in the line of duty and not as a result of willful misconduct. A Certification for Disabled Veteran's Property Tax Exclusion (Form NCDVA-9) is required to determine eligibility. You must submit this form to the United States Department of Veterans Affairs for verification and signature before the Tax Office can approve your application. See G.S. 105-277.1C for the full text of the statute.

**Note:** If you received either the Homestead Exclusion or the Disabled Veteran Exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, you must notify the assessor. **Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to G.S. 105-312.**

If you did not receive either of these exclusions last year, but are now eligible, you may obtain an application from the Orange County Tax Office. The application must be filed with the county assessor by **June 1** to be timely filed.

- **Circuit Breaker Property Tax Deferment**

Under this program, taxes for each year are limited to a percentage of the qualifying owner's income. A qualifying owner must either be at least 65 years of age or be totally and permanently disabled and have owned and occupied the property for at least five years. For an owner whose income amount for the previous year does not exceed **\$30,200**, the owner's taxes will be limited to four percent (4%) of the owner's income. For an owner whose income exceeds **\$30,200** but does not exceed **\$45,300**, the owner's taxes will be limited to five percent (5%) of the owner's income.

**The taxes over the limitation amount are deferred and remain a lien on the property. The last three years of deferred taxes prior to a disqualifying event will become due and payable, with interest, on the date of the disqualifying event.** Interest accrues on the deferred taxes as if they had been payable on the dates on which they would have originally become due. Disqualifying events are (1) death of the owner, (2) transfer of the property, and (3) failure to use the property as the owner's permanent residence. Multiple owners of a permanent residence must all qualify for the circuit breaker before a deferment of taxes will be allowed. Exceptions and special provisions apply. See G.S. 105-277.1B for the full text of the statute.

**You must apply for the Circuit Breaker Property Tax Deferment each and every year that you wish to defer taxes.** The application may be obtained from the Orange County Tax Office and it must be filed with the county assessor by **June 1** to be timely filed.

**Note:** An owner who qualifies for two or more of the above tax assistance programs may elect only one of the programs.

For additional property tax assistance information, email [taxassistance@orangecountync.gov](mailto:taxassistance@orangecountync.gov), call 919-245-2100, or visit our office.

## ADDITIONAL PROPERTY LISTING INFORMATION

- **Real Estate Values**

If you own real estate, the information provided on the front includes the market value, which includes the value of the land and any structures, including houses, barns, outbuildings, and related structures. The most recent revaluation occurred January 1, 2017 and the value reflects the market value as of that date. The next revaluation is scheduled for January 1, 2021. If you disagree with the market value and would like to file an appeal, you should contact the Tax Office in writing by March 31, 2019. Appeal forms and information regarding appeals can be located online at this link: <http://www.orangecountync.gov/806/Appeals>

- **Personal Property Values**

Personal property values are determined annually as of January 1. You will be notified of your personal property value on your annual tax bill, unless notified earlier. Personal property appeals must be made within 30 days of the first notification of value.

- **Churches and Non-Profit Organizations**

Churches and certain non-profit organizations may be eligible for exemption from property taxes. An application for exemption must be filed by **January 31** to be timely filed. Please contact the Tax Office if additional information is needed.

- **Rental Property Furnishings**

If the real property described on the front of this form is rental property that you own, please complete the appropriate section on the front of this form indicating the current value of appliances and furnishings that you have provided for your tenant(s). Rental property furnishings generally include furniture, washers, dryers, refrigerators, and any other free-standing appliances. It does not include built-ins, including those appliances that fit into spaces between cabinets.

- **Manufactured Homes on Your Land That You Do Not Own**

If you are the landowner and this is not a manufactured home park and there are manufactured homes on this property that you do not own, please complete the appropriate section on the front of this form indicating the names and address of owners. If this is a manufactured home park, do not complete this section. You will be mailed a separate form.

- **Assistance and Contact Information**

If you have any questions or need any assistance in completing this form, please call our office at 919-245-2100 or visit our office at 228 South Churton St., Suite 200, Hillsborough, NC 27278 any time Monday through Friday from 8:00 AM to 5:00 PM.

**DO NOT ENCLOSE PAYMENT WITH LISTING FORM. MAIL ANY PAYMENTS SEPARATELY TO: ORANGE COUNTY TAX COLLECTOR, PO BOX 8181, HILLSBOROUGH, NC 27278.**