

If you need to reach us, please use the appropriate email address from the [Department directory](#) or [schedule a virtual or telephone appointment](#). See our [Flood Recovery Resources to learn more](#) about available tax relief.

Property Tax Credit

The Vermont Property Tax Credit assists many Vermont homeowners with paying their property taxes. You may be eligible for a property tax credit on your property taxes if your property qualifies as a homestead and you meet the eligibility requirements. The maximum property tax credit is \$8,000.00

Eligibility

To file a property tax credit, you must meet **ALL** of the following eligibility requirements:

- Your property qualifies as a homestead, and you have filed a [Homestead Declaration](#) for the current year's grand list.
- You were [domiciled](#) in Vermont for the full prior calendar year.
- You were not claimed as a dependent of another taxpayer.
- You have the property as your homestead as of April 1.
- You meet the household income criteria (see form for current year income limit).

How to File

You need to file the following two forms to apply for a property tax credit. You can submit your claim electronically when you file your Vermont Income Tax return.

- Form HS-122, Homestead Declaration and Property Tax Credit Claim

- **Section A:** Homestead Declaration
- **Section B:** Property Tax Credit Claim
- Schedule HI-144, Household Income. Learn [how to determine household income](#).

Tax Year	Maximum Household Income
2022	\$134,800
2021	\$136,900
2020	\$138,500
2019	\$138,250
2018	\$136,500
2017	\$147,500
2016	\$141,000

The Homestead Declaration and Property Tax Credit Claim can be filed at separate times but must be received by the unextended personal income tax April filing due date, to be considered timely. There are no extensions available to file a Homestead Declaration and Property Tax Credit.

Calculate your Property Tax Credit

The Department provides an Excel calculator so taxpayers and preparers can find out how much Property Tax Credit the taxpayer will receive in the coming property tax year.

2023 Property Tax Credit Calculator (xlsx)

Amend a Claim

You are allowed to amend or change household income as reported on Schedule HI-144, Household Income, within three years of the October filing deadline. Beginning July 1, 2021, you may make the following amendments or changes to Form HS-122, Homestead Declaration and Property Tax Credit Claim:

- housesite value,

- housesite education tax,
- housesite municipal tax, and
- ownership percentage

Use *Schedule HI-144, Household Income*, for the applicable year to amend household income. Enter the correct household income and mark **AMENDED** on the HI-144. Send the amended HI-144 separately from any other returns being filed with the Department.

Mail your return to:

Vermont Department of Taxes
P.O. Box 1645
Montpelier, VT 05601-1645

Number	Instructions	Title
Publications		
FS-1057		Vermont Schedule HI-144: Determining Household Income
FS-1038		The Vermont Property Tax Credit
FS-1069		Vermont Tax Information for Owners of Housing Subject to a Housing Covenant
GB-1265		myVTax Guide: How to File a Homestead Declaration or Homestead Declaration & Property Tax Credit Claim
View		Tax Bills and Confidentiality of Property Tax Credit Information

Filing Deadlines

Claims for a Property Tax Credit are due by the April filing deadline. Those who file after the April filing deadline must pay a \$15 late filing fee, which will be deducted from the Property Tax Credit. Claims filed after Oct. 15 or incomplete claims will not be accepted.

Personal Income Tax Forms and Instructions

Form Number	Instructions	Title
2022 Income Tax Return Booklet	Included with form	2022 Vermont Income Tax Return Booklet This booklet includes forms and instructions for: IN-111, IN-112, IN-113, IN-116, HS-122, RCC-146, HI-144
2210 (IRS)		Underpayment of Estimated Tax by Individuals, Estates, and Trusts
Domicile Statement		Domicile Statement
Rate Schedules		2022 Vermont Rate Schedules
Tax Tables		2022 Vermont Tax Tables
School District Codes		Vermont School District Codes
	Instructions	
HS-122, HI-144	2023 Property Tax Credit Calculator	Vermont Homestead Declaration AND Property Tax Credit Claim
HS-122W	Included with form	Vermont Homestead Declaration and/or Property Tax Credit Withdrawal
HSD-315		Request For Lister's Certificate of Housesite Value
HSD-316		Request For Lister's Certificate of Housesite Value For A Subdivided Parcel

Form Number	Instructions	Title
IN-110	Included with form	Change of Name and/or Address for Personal Income and/or Renter Credit Claim
IN-111	Instructions	Vermont Income Tax Return
IN-112	Instructions	VT Tax Adjustments and Credits
IN-113	Instructions	Income Adjustment Calculations
IN-114	Instructions	2023 Individual Income Estimated Tax Payment Voucher
IN-116	Included with form	Income Tax Payment Voucher
IN-117	Instructions	Vermont Credit for Income Tax Paid to Other State or Canadian Province
IN-119	Instructions	Vermont Tax Adjustments and Nonrefundable Credits
IN-151	Included with form	Application for Extension of Time to File Form IN-111 Vermont Individual Income Tax Return
IN-152	Included with form	Underpayment of 2022 Estimated Individual Income Tax
IN-152A	Included with form	Annualized Income Installment Method for Underpayment of 2022 Estimated Tax by Individual, Estates, and Trusts
IN-153	Instructions	Capital Gains Exclusion Calculation
RCC-146	Instructions	Vermont Renter Credit Claim
W-4VT	Included with form	Employee's Withholding Allowance Certificate

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Assessment

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Property Tax Exemptions

Education Property Tax Rates

Homestead Declaration

Property Tax Credit

Special Situations

Landlord Certificates

Property Transfer Tax

Land Gains Tax

Commissioner's Certificate

Real Estate Withholding

Act 250 Disclosure Statement

Uniform Capacity Tax and Solar Plants

Land Use Change Tax

Current Use

Nonprofit Organizations

Tax Professionals

Municipal Officials

Forms and Publications

Tax Law and Guidance

Data and Statistics

Help

Contact Us

Commissioner Craig Bolio
Deputy Commissioner Rebecca Sameroff
(802) 828-2505 | [Department Directory](#)

Taxpayer Services
(802) 828-2865
Mon, Tue, Thu, Fri, 7:45 am-4:30 pm

Taxpayer Assistance Window
Temporarily Closed
1st Floor Lobby | 133 State Street
Montpelier, VT 05602

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