

RENTER'S REFUND BENEFIT

- The Renter's Refund provides a partial refund on rent paid for living quarters or for a mobile home lot.
- Refund can be up to \$400.

RENTER'S REFUND QUALIFICATIONS

- Only one person may apply for a refund if a married couple is living together. The person applying for the refund needs to be 65 years of age or older or an individual with a disability.
- The same income requirements apply to renters as Homestead Credit applicants. There is no asset limitation for renters.
- Refunds are not available for rent or fees paid by persons living in properties that are exempt from property tax, such as nursing homes, and for which payment-in-lieu of property taxes is not made.
- Heat, water, lights, telephone, or furniture costs are not part of rent costs. If you or your landlord pays for these items, you must deduct these costs from your rent when you apply for a refund.
- Your annual rent payments must be a certain percentage of your income to qualify for a Renter's Refund. If 20% of your annual rent exceeds 4% of your annual income, you receive a refund for the overpayment.

EXAMPLE A renter pays \$450 per month in rent (\$5,400 per year) and the renter's income is \$18,000.

- 20% of \$5,400 (rent) is \$1,080
- 4% of \$18,000 (income) is \$720

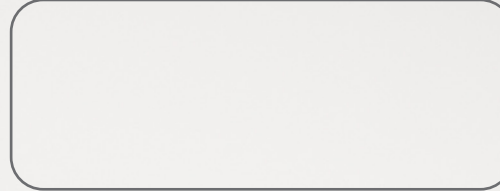
\$1,080 (% rent)
- \$720 (% income)
<hr/>
\$360

The renter is entitled to a \$360 refund.

TO APPLY

HOMESTEAD CREDIT

Homeowners must apply for a property tax credit with their local assessor or county director of tax equalization by February 1 in the year in which their property is assessed and the credit is requested. The application is available at www.nd.gov/tax/homestead.



RENTER'S REFUND

Renters must apply for a refund with the North Dakota Office of State Tax Commissioner before June 1 following the year for which the refund is claimed. The application is available at www.nd.gov/tax/renter. Applications must be sent to:

North Dakota Office of State Tax Commissioner
600 E. Boulevard Ave., Dept. 127
Bismarck, ND 58505-0599



RYAN RAUSCHENBERGER
TAX COMMISSIONER

- 701-328-3127 • 877-328-7088 (toll-free)
- 800-366-6888 (TTD)

www.nd.gov/tax/homestead



HOMESTEAD PROPERTY TAX CREDIT & RENTER'S REFUND

FOR SENIOR CITIZENS &
INDIVIDUALS WITH DISABILITIES



NORTH DAKOTA OFFICE OF STATE
TAX COMMISSIONER

www.nd.gov/tax

HOMESTEAD PROPERTY TAX CREDIT AND RENTER'S REFUND

You may qualify for a property tax credit or a partial refund of the rent you pay, if you meet one of the below:

- 1. 65 years of age or older in the year for which the application is made (or the year the Renter's Refund is claimed).

-OR-

- 2. An individual with permanent or total disability.
 - Proof of total disability must be established by a certificate from a licensed physician or a written determination of disability from the Social Security Administration or federal or state agency authorized to certify an individual's disability.
 - You may be a homeowner or renter.
 - There is no age requirement for those with permanent or total disability.
 - A homeowner or renter with disability must meet the same requirements, except for age, as a senior citizen homeowner or renter (see *Homestead Credit Qualifications or Renter's Refund Qualifications*).



HOMESTEAD CREDIT BENEFIT

- The Homestead Credit is subject to the same adjustment, equalization, and abatement as other real property assessments.
- If the recipient of the Homestead Credit sells the homestead, the credit may be applied to the recipient's new homestead.
- If the applicant dies, all benefits terminate at the end of the taxable year.
- The Homestead Credit reduces the homeowner's taxable value according to the following schedule:

INCOME REQUIREMENTS

If your income is	Your taxable value is reduced by	Maximum reduction of taxable value	Maximum reduction of true & full value
\$0 - 22,000	100%	\$5,625	\$125,000
\$22,001 - 26,000	80%	\$4,500	\$100,000
\$26,001 - 30,000	60%	\$3,375	\$75,000
\$30,001 - 34,000	40%	\$2,250	\$50,000
\$34,001 - 38,000	20%	\$1,125	\$25,000
\$38,001 - 42,000	10%	\$563	\$12,511

HOMESTEAD CREDIT QUALIFICATIONS

- Only one person may apply for the credit if a married couple is living together. The person applying for the credit needs to be 65 years of age or older or an individual with a disability.
- You must reside on and have an interest in the property.
- Your income, plus the income of your spouse and any dependents, may not exceed \$42,000 for the calendar year preceding the assessment date.
- Medical expenses paid during the year are deductible from income if not reimbursed by insurance or otherwise.
- Assets may not exceed \$500,000, including the market value of the homestead and the value of any assets gifted or otherwise divested within the last three years.
- You do not qualify to receive the credit if the homestead is rented while the owner is temporarily absent or the homestead is a farm structure, which is exempt from taxation.

EXAMPLES OF INCOME

- Social Security Benefits
- Experience Works
- Unemployment Benefits
- Dividends
- Net Rental Income
- Net Profit from any Business — including ranching and farming
- Pensions
- Salaries
- TANF
- Alimony
- Interest

Examples not considered income:

gifts, inheritances, life insurance proceeds, social security lump sum death payments, workforce safety and insurance payments, insurance policy proceeds for illness, injury, or casualty losses to property, child support, federal fuel assistance, Renter's Refund payments, food stamps, veteran's disability payments, payments for foster care of a qualifying child or adult or for difficult care, Foster Grandparents Program, Retired Senior Volunteer Program, Senior Companion Program, and Vista Program.