

# RESIDENTIAL PROPERTY TAX RELIEF – CIRCUIT BREAKERS AND TAX POLICY

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- Lincoln Institute of Land Policy
  - Ron Rakow
  - Joan Youngman
  - Adam Langley

# GOALS AND OBJECTIVES

- Cover reasons for residential property tax relief
- Cover methods in common use
  - General to Specific
  - Advantages and Limitations
- Focus:
  - Circuit Breaker
  - Tax Deferral
- Examples
  - Nationwide
  - Idaho specific – including recommended administrative improvements and outreach – methods that may be broadly applicable in other states

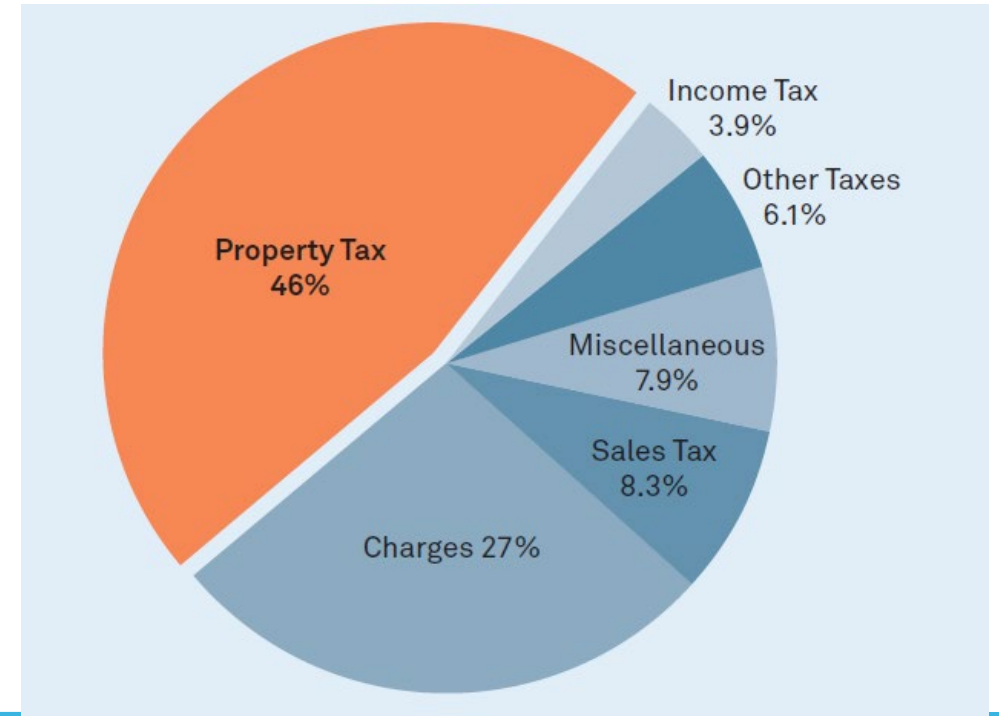
Common approaches; use and limitations; policy v. administration

# IMPORTANCE OF THE PROPERTY TAX

**The property tax is an important source of revenue for local government.**

- Funds services most important and visible to most taxpayers – schools, police, fire, EMTs, parks, etc.

Based on Census data and excerpted from Lincoln Institute of Land Policy draft Policy Focus Report: “Property Tax Relief for Homeowners” (from Figure 1.2)



# THE PROPERTY TAX IS HIGHLY VISIBLE

Property Taxes are **VISIBLE**:

- **income taxes** are deducted from paychecks weekly or bi-weekly;
- **sales taxes** are paid in small increments with purchases;
- **property taxes** are paid a few times a year, in large lump sums.

**This transparency is a virtue of the property tax– taxpayers can connect their property tax payment to the local services they receive.**

**However**, this greater awareness often results in demands for relief when taxpayers feel property tax burdens become excessive.

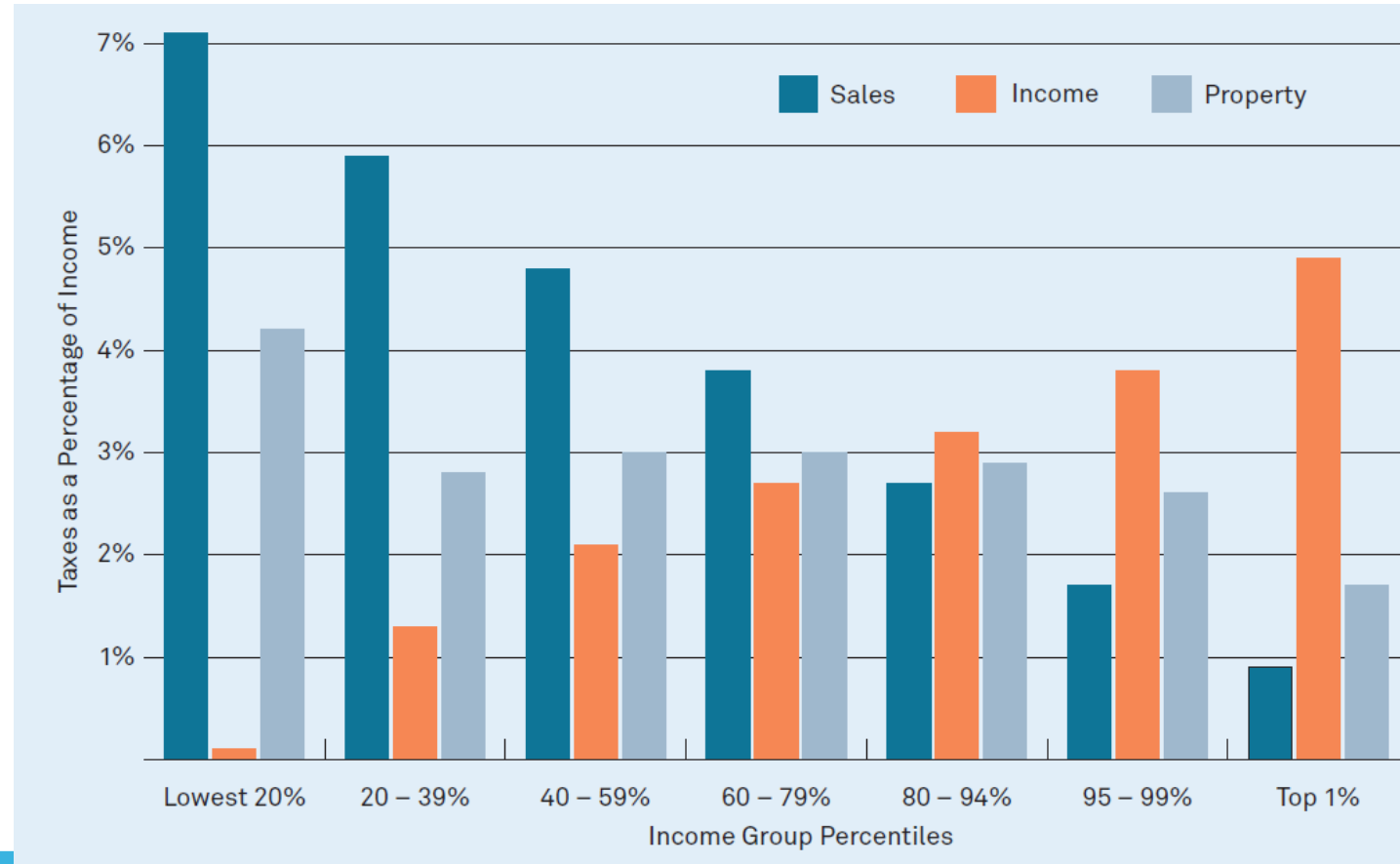
# PROPERTY TAXES ARE NOT DIRECTLY RELATED TO A TAXPAYERS INCOME

- Property taxes are based on the value of the home and are not directly related to a taxpayer's current income and ability to pay
- This is different from other taxes:
  - Decreases in income result in a proportionate reduction in income taxes
  - Taxpayers can curb their purchases to avoid paying sales taxes
  - Property tax bills remains the same regardless of changes in the taxpayer's income

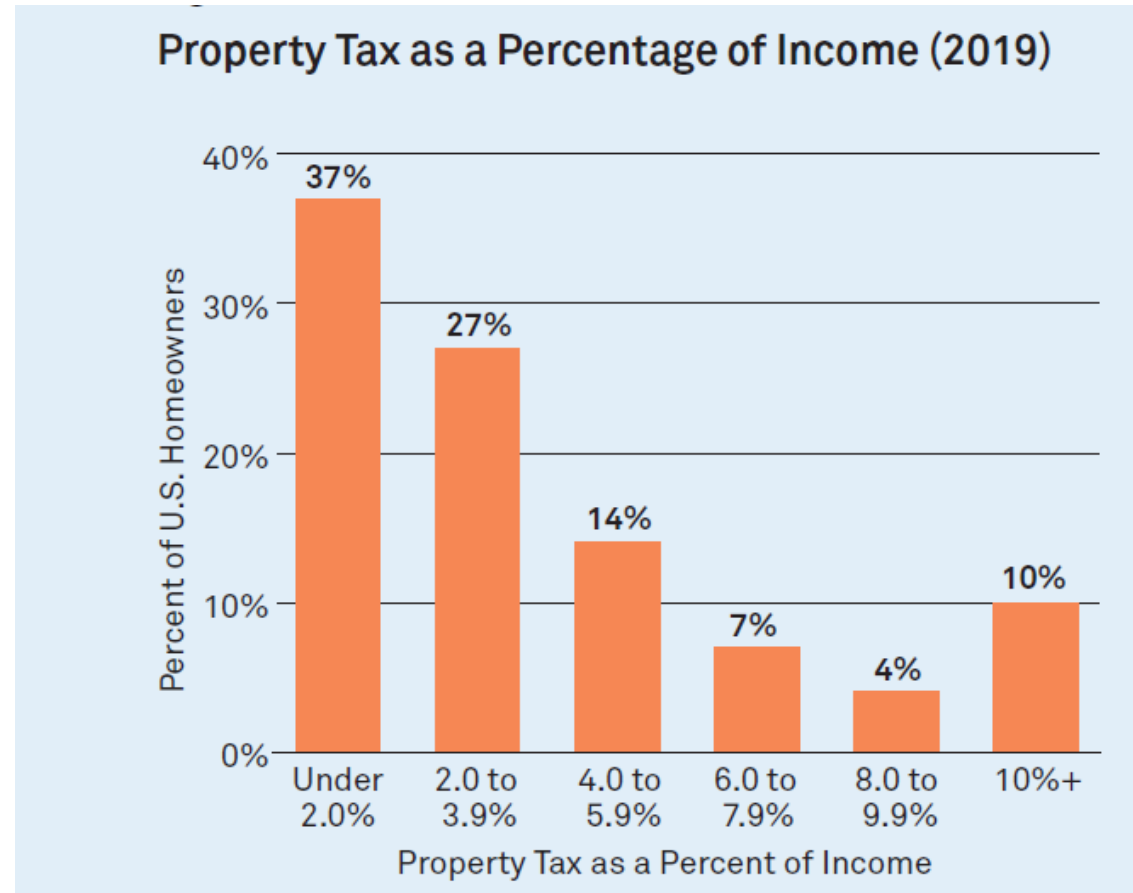


# PROPERTY TAX IS LESS SIGNIFICANT FOR HIGHER INCOME FAMILIES

Based on Census data and excerpted from Lincoln Institute of Land Policy draft Policy Focus Report: “Property Tax Relief for Homeowners” (from Figure 1.3)



Based on Census data and excerpted from Lincoln Institute of Land Policy draft Policy Focus Report: “Property Tax Relief for Homeowners” (from Figure 4.2)





# DEALING WITH TAX RELIEF - OPTIONS

Tend to be Unrelated to Income	Tend to be Related to Income
Fractional Assessment Ratios by property class	Circuit Breakers
Budget (levy) limits	Tax Deferral
Rate limits	
Assessed value caps	
Base Year or infrequent reassessment	

# USE OF FRACTIONAL RATIOS

- 32 states considered annual (some fractional assessment ratios)
- 26 states at full market value no fractional assessments

2008 Ratio Study Survey; 2017 PTAPP

Commentary: Fractional ratios may provide lower assessments for residential as a class but are never needs or income tested.

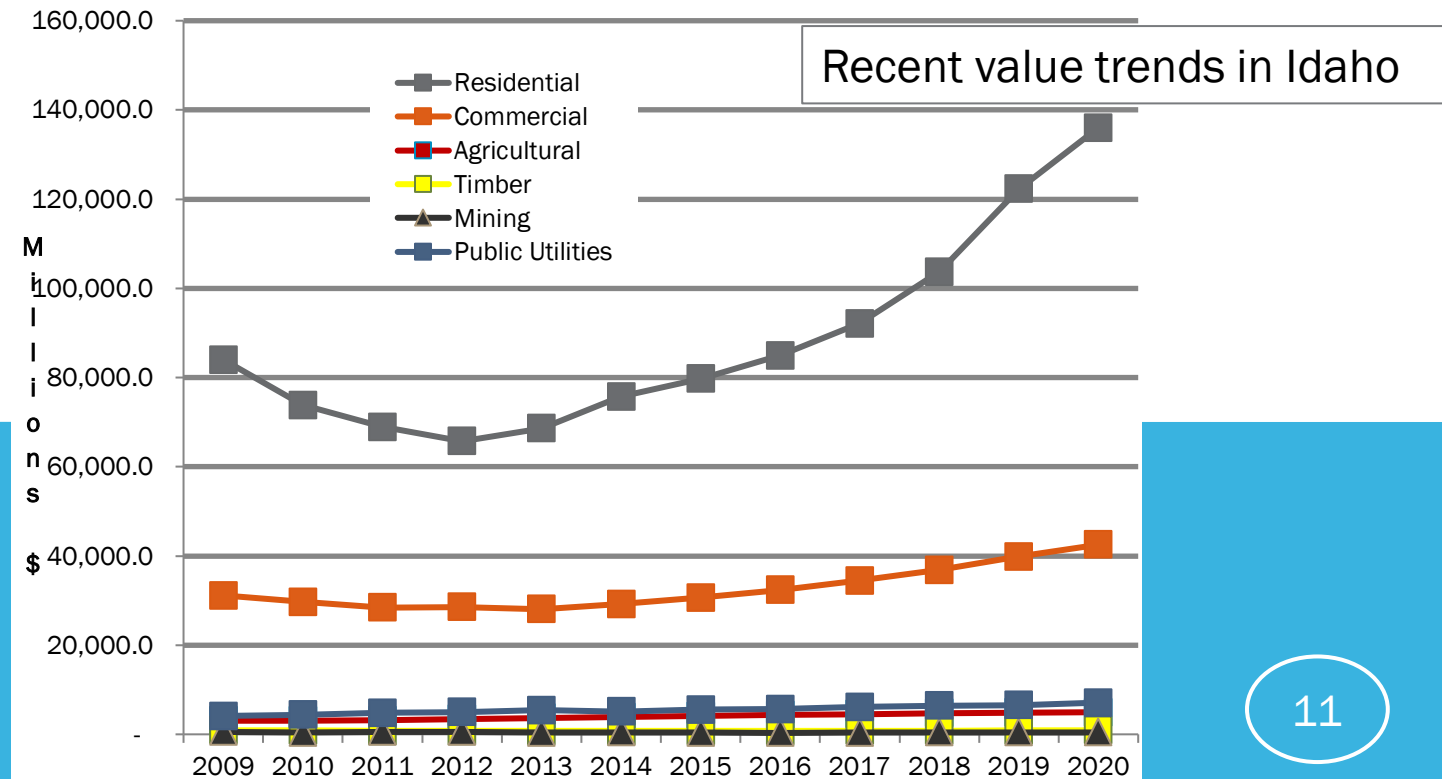
Example: Kansas:

Class of Property	Fractional Assessment Ratio Applied
Residential	11.5%
Commercial / Industrial real	25.0%
Utilities	33.0%
Farmland	30.0%
Vacant lots	12.0%

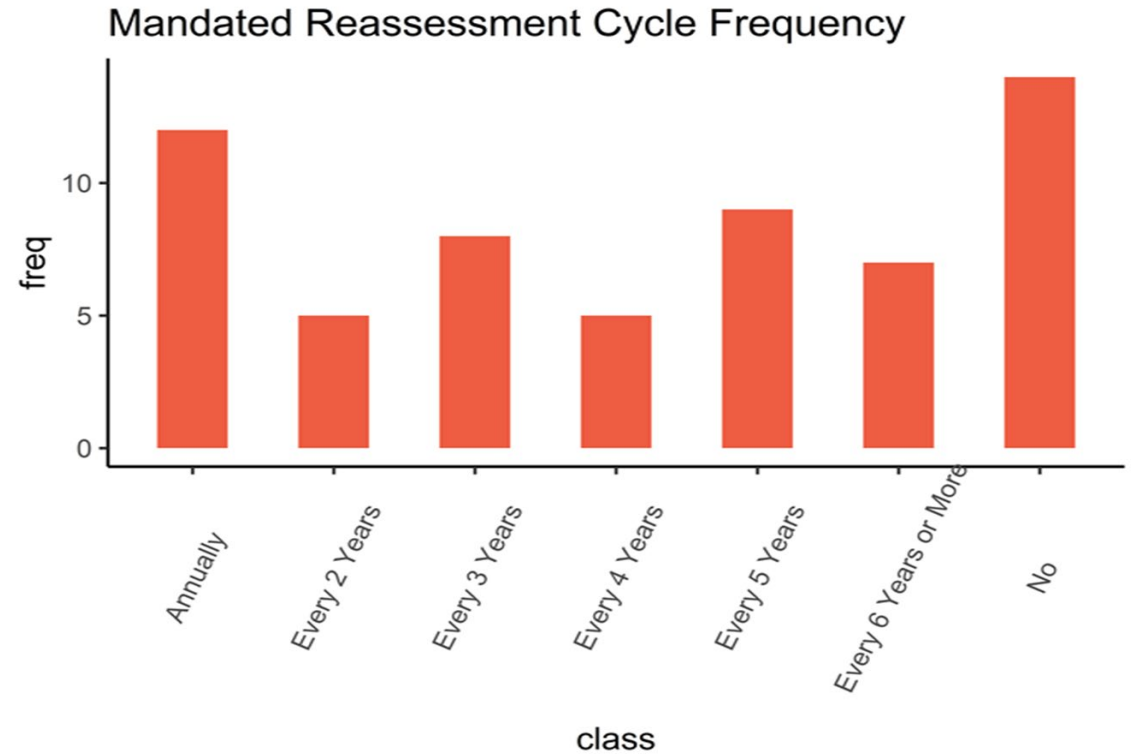
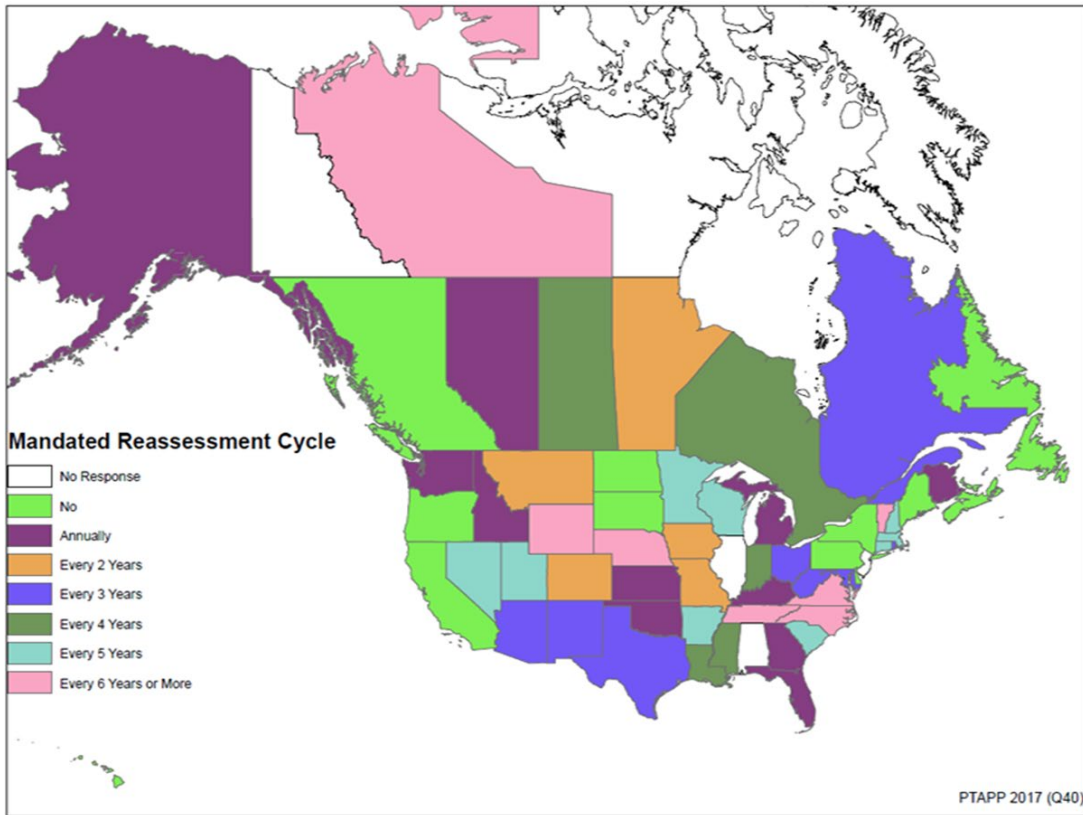
# REASSESSMENT CYCLES

- Irregular cycles common – 9 of 40 major metro jurisdictions annually reassess (2008)
- 6 states apply adjustments between reappraisals
- 10 states had no mandated cycle for reappraisal
  - May mean different base years by county (PA)
  - More significant when values change rapidly and disparately between neighborhoods or types of property.

2008 Ratio Study Survey; 2017 PTAPP

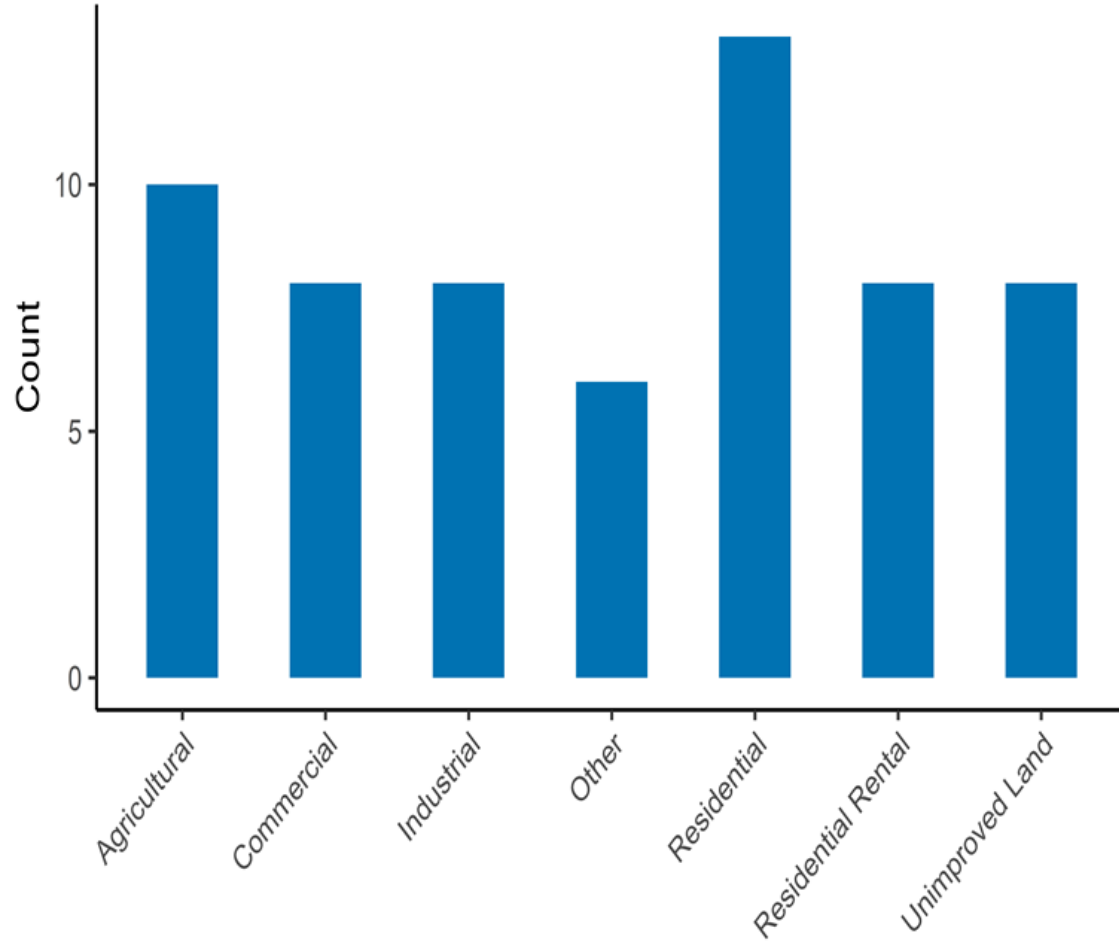


# REASSESSMENT CYCLES

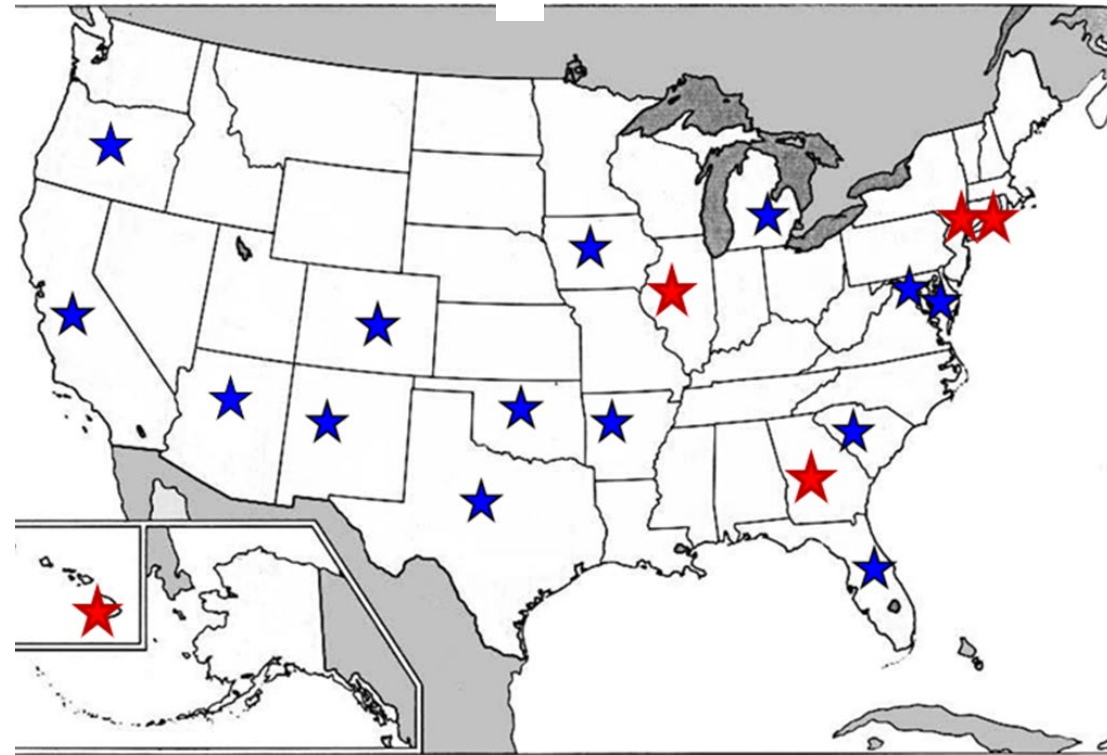


PTAPP 2017, Question 39

## Limits on Increases in Assessed Value by Property Type



## Residential Increase Limits in place



HI, NY, CT, IL have local option limits; MT and MN eliminated caps; CA resets on sale, AZ and OR do not.

PTAPP 2017, Question 20

State or Province	Maximum Percent Increase in Assessed Value	Extent or Applicability (if reported)
Arizona	5	
Arkansas	5 or 10	Primary residences, other
California	2	Reset to full market value on sale
Colorado	unspecified	Based on statewide residential share
District of Columbia	10	Homestead
Florida	3 or 10	Homestead, other residential or commercial
Hawaii (Hawaii County)	3	Homeowners (some restrictions apply)
Illinois	7	Cook County homestead
Iowa	4	Residential and agricultural by class of property
Maryland	10	Homestead for state property taxes, plus local option
Michigan	5	
New Mexico	3	
Oklahoma	3 or 5	Residential and agricultural; other
Oregon	3	
South Carolina	15	
Texas	10	Homestead

# Assessment Caps in Various States

Property Tax Assessment Limits; Lincoln Institute of Land Policy, 2008 and PTAPP, 2012

# ADDRESSING TAX RELIEF - ALTERNATIVES

Budget Increase Limits	Levy Rate Limits	Valuation Increase Limits
Limit taxing district budgets to specified annual percentage increase.	Limit maximum levy rate, regardless of how much property tax is raised.	Constrain assessed value increases.
Usually contain provisions for additional services needed by newly constructed or annexed property.	Are effective when assessments are stable over time.	Provide protection to parcels most affected by value appreciation.
Prevent reappraisal-driven windfalls.	Provide early warning of reappraisal-driven tax increases.	
Place responsibility for magnitude of property tax increase on taxing district.	Depending on number of overlapping taxing districts, may provide overall maximum rate.	

Table 6-6,  
Fundamentals  
of Tax Policy,  
IAAO 2008

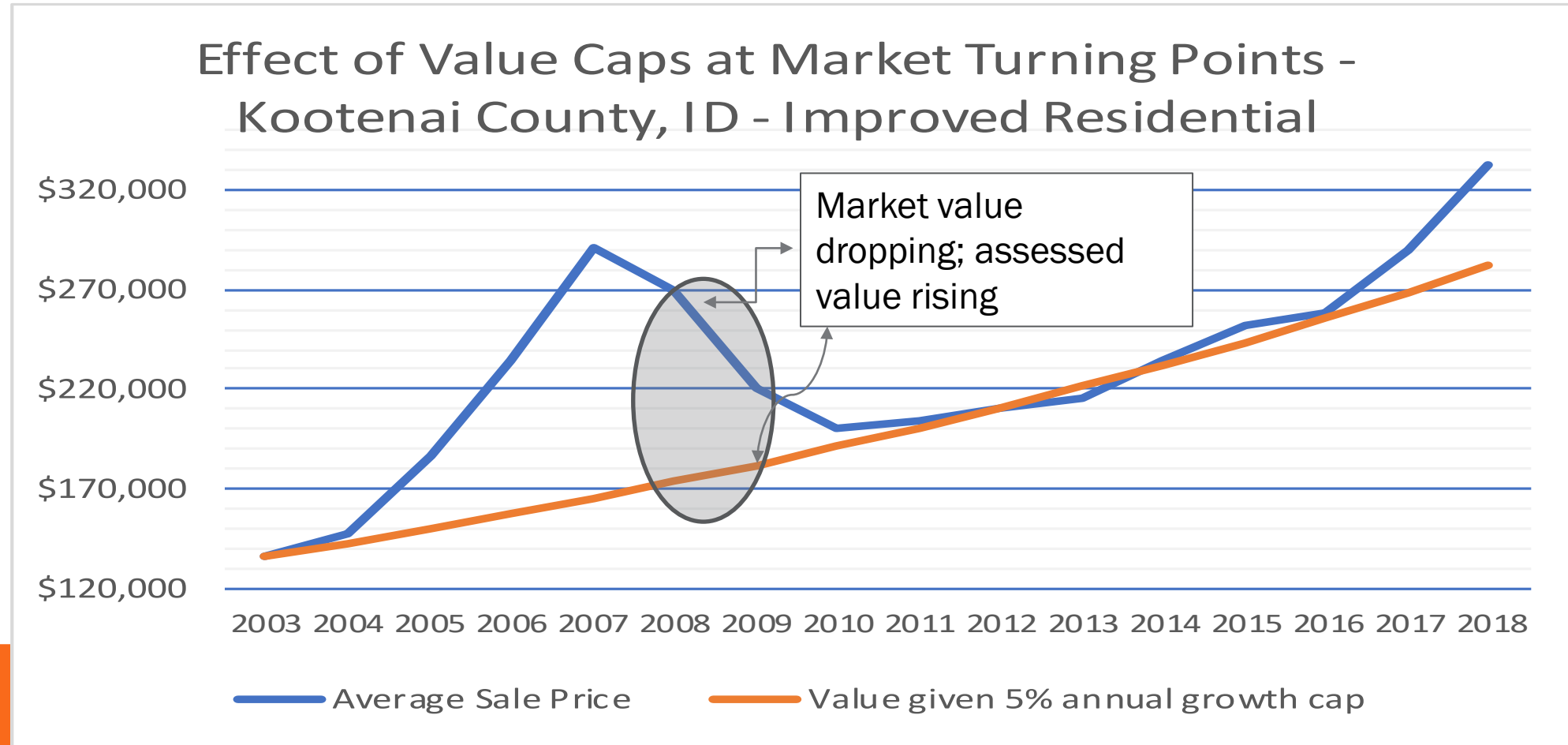
# LIMITATIONS OF OVERALL SYSTEM CONTROLS

Budget Increase Limits	Levy Rate Limits	Valuation Increase Limits
Do not usually control tax shifting or prevent large increases to individuals in response to isolated assessed value increases.	Fail to control reappraisal-related windfalls when assessed values rise rapidly.	Shift property tax burden to property with less appreciation or economically depressed areas.
May not provide sufficient flexibility for taxing districts to fund special needs; escape clauses are needed.	Force taxing district to reduce spending when assessed values decline.	Increase complexity and lessen understandability of property tax system.
Ceilings on increases become floors unless provisions for recapturing unused portions of allowable increases are included.	Shift apparent responsibility for tax increases from taxing district to assessor.	Reduce uniformity and equity, moving the property tax away from the ad valorem system it was originally conceived to be.
	Should be coupled with budget increase limits or truth in taxation to be effective.	

Table 6-7  
Fundamentals of  
Tax Policy, IAAO  
2008



# HYPOTHETICAL CAP V. ACTUAL MARKET VALUE CHANGES



# USE OF BUDGET AND RATE LIMITS

Q35-38. Property tax rate and levy increase limits in states and provinces

	1999		2009		2012		2017	
	USA	CAN	USA	CAN	USA	CAN	USA	CAN
<b>Rate or levy increase limits</b>	26	0	32	2	36	0	39	3
<b>Levy (amount) limits</b>	NA	NA	NA	NA	10	0	29	0
<b>Rate limits</b>	NA	NA	NA	NA	12	0	29	3
<b>Voter approval for overrides</b>	11	0	NA	NA	30	NA	32	1
<b>Voter approval for bonds</b>	29	1	NA	NA	27	0	27	1

PTAPP Survey,  
2017, IAAO

# HOMESTEAD EXEMPTIONS – PARTIAL VALUE FOR PRIMARY RESIDENCES

Q30. Partial value exemption for primary residences

	United States						Canada					
	Age	Income	Occupancy	Value	Disability	Disabled Veteran	Age	Income	Occupancy	Value	Disability	Disabled Veteran
<b>2017</b>	21	15	31	4	22	28	0	0	1	0	0	0
<b>2012</b>	14	13	23	6	NA	NA	1	1	0	1	NA	NA
<b>2009</b>	13	6	27	5	NA	NA	0	0	1	1	NA	NA
<b>1999</b>	15	12	24	8	NA	NA	1	0	0	0	NA	NA

PTAPP Survey,  
2017, IAAO

## Real Estate Taxes for Homeowners, 2019

Table (sample) from *Tax Rates and Tax Burdens in the District of Columbia – A Nationwide Comparison*

CITY	STATE	EXEMPTION OR TAX REDUCTION AMOUNT	BASIS OF TAX REDUCTION OR EXEMPTION
Anchorage	AK	The lesser of 20% of the property value or \$50,000	Assessed Value
Birmingham	AL	Up to \$4,000 (local option to exempt \$2,000 to \$4,000)	Assessed Value-Homestead
Little Rock	AR	Up to \$375 Credit for Homeowners	Tax Credit
Los Angeles	CA	\$7,000 Exemption	Assessed Value
WASHINGTON 1/	DC	\$74,850 Exemption	Assessed Value-Homestead
Jacksonville	FL	1. First Homestead Exemption - \$25,000 exempt from all levies 2. Second Homestead exemption on value between \$25,000 - \$50,000, non-school levies	Assessed Value
Atlanta	GA	\$30,000 Exemption	Assessed Value
Honolulu	HI	\$80,000 Exemption	Assessed Value
Des Moines	IA	The actual levy on the first \$4,850 of actual value	Actual Value
Boise	ID	50% of Assessed Value, up to \$100,000 Exemption	Assessed Value and Homestead up to 1 acre
Chicago	IL	10,000 Exemption	Assessed Value- Homestead
Indianapolis	IN	60% Deduction (maximum of \$45,000) Supplemental deduction of 35% deduction of AV less than \$600,000; 25% deduction of AV greater than \$600,000.	Assessed Value-Homestead
Wichita	KS	Residential school levy exemption on first \$20,000 of appraised value; 20 mill Statewide School levy	Assessed Value
New Orleans	LA	\$7,500 Exemption	Assessed Value
Boston	MA	\$2,879 Homeowner Exemption (Credit)	Assessed Value
Portland	ME	\$20,000 Homestead Exemption	Assessed Value
Detroit	MI	Homestead Property Exempt from up to 18 mills of Local School Operating Millage Tax	Taxable Value
Minneapolis	MN	Market Value Homestead Exclusion = (40%*MV of first \$76,000) minus (9%*MV of the value over \$76,000)	Market Value
Jackson	MS	\$6 tax credit per \$150 of assessed value, up to \$300 maximum.	Assessed Value
Omaha	NE	Real property tax credit = reduction in tax bill of \$104.15 per 100,000 assessed value	Assessed Value

# PARTIAL EXEMPTION FROM TAX LEVIES

Q31. Partial exemption from tax levy or portion of tax levy												
	United States						Canada					
	Age	Income	Occupancy	Value	Disability	Disabled Veteran	Age	Income	Occupancy	Value	Disability	Disabled Veteran
<b>2017</b>	10	12	12	5	11	11	3	1	3	0	2	0
<b>2012</b>	10	7	14	1	NA	NA	1	0	0	0	NA	NA
<b>2009</b>	4	4	9	2	NA	NA	0	0	1	0	NA	NA
<b>1999</b>	4	3	4	2	NA	NA	1	0	1	1	NA	NA

- Kansas- First \$20,000 exempt from part of school levy
- Michigan- Exemption for school operating taxes
- Tennessee- Senior tax freeze at year exemption application approved

PTAPP Survey,  
2017, IAAO

## BALANCING THE NEED FOR PROPERTY TAX *REVENUE* AND *RELIEF*

**To preserve revenue for essential services, property tax relief measures must:**

- Target relief to those most in need;
- Specifically address the financial challenges faced by taxpayers.

**Property tax relief measures should be designed with these objectives in mind:**

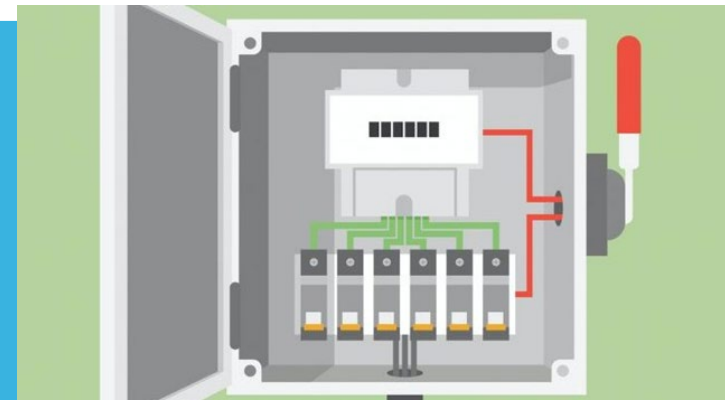
- **Circuit breaker** - directs relief to seniors with the highest tax burden relative to their incomes;
- **Tax deferral** - allows seniors to defer paying some portion of their property taxes until they sell their home or die;
- **Monthly tax bills** –eliminates the large, lump sum payments for property taxes while providing a more consistent cash flow for local governments.

Target Tax Relief



# CIRCUIT BREAKER OVERVIEW

- Circuit breakers are **“tripped”** when the level of property taxes exceeds a set percentage of income
  - “Quasi” Circuit breakers may simply pay part or all of homestead property taxes but phase out as income increases (Idaho)
  - Example of percentage of income program – Michigan (2018)
    - 3.2% threshold
    - 40% co-payment above threshold
    - \$1,500 maximum benefit
- Relief is **targeted** to households with highest tax burdens relative to income
- **Cost-effective** because they only provide relief to households with the lowest ability to pay
- **34 States** currently use
- Enacted at the state level and would require circuit breaker relief. The state would bear the cost of the circuit breaker.
  - Administration may be entirely by the state or involve applications made to local assessors



# RESIDENTIAL CIRCUIT BREAKERS

**Q26. Residential circuit breaker (funded by state/province)**

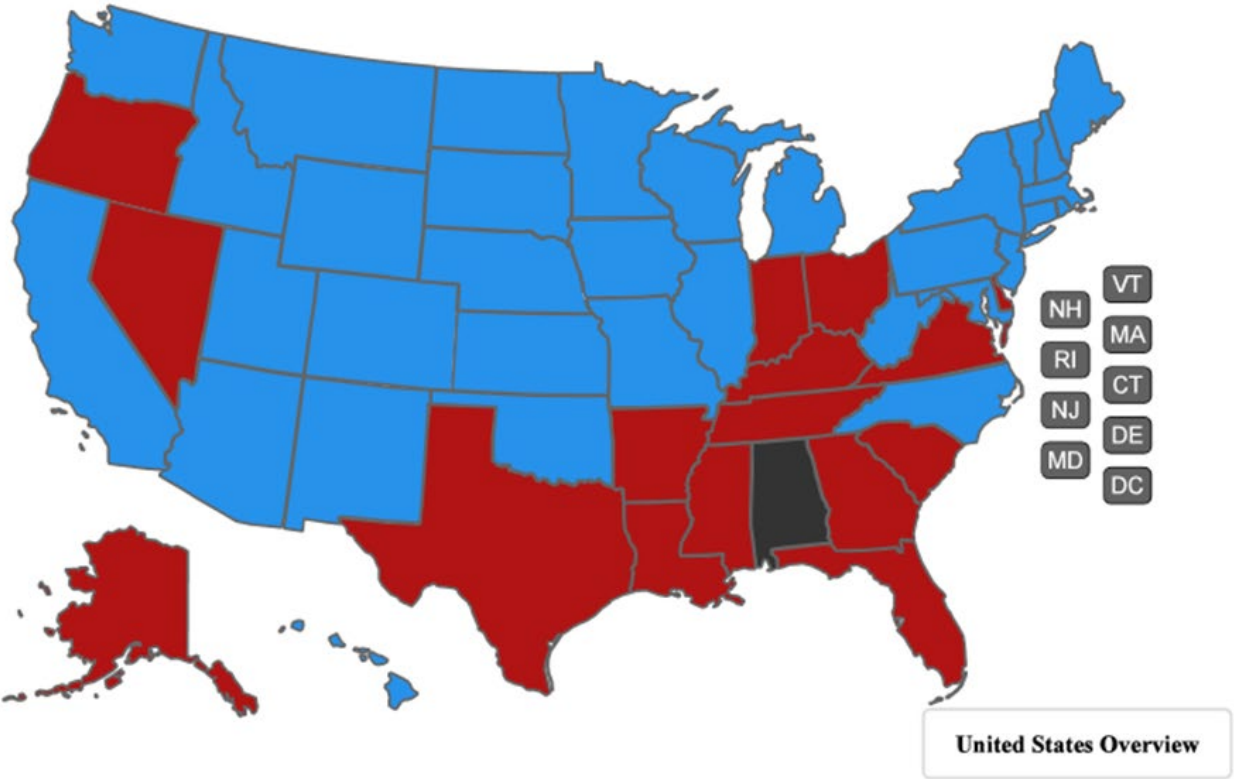
	United States						Canada					
	Age	Income	Occupancy	Value	Disability	Disabled Veteran	Age	Income	Occupancy	Value	Disability	Disabled Veteran
<b>2017</b>	25	32	26	13	23	22	2	0	1	0	1	0
<b>2012</b>	22	29	28	9	NA	NA	1	1	1	1	NA	NA
<b>2009</b>	20	30	33	5	NA	NA	0	0	0	0	NA	NA
<b>1999</b>	23	22	22	8	NA	NA	2	1	3	1	NA	NA

- **Florida-** Increase income limits annually, expanded disabled veterans and disability programs
- **Michigan-** Expanded veterans and disabled veterans programs
- **New York-** Changed exemption program to tax credit for school taxes
- **Idaho-** Expanded tax credit for 100% service-connected Disabled Veterans effective 2019; Raised maximum benefit from \$1320 to \$1500 in 2021



**Now Viewing: Circuit breaker property tax relief program**

Only states with income criteria and phase out of benefits as income increases are indicated as having circuit breaker programs.



Source: Property Tax at a Glance, Lincoln Institute

# FACETS OF CIRCUIT BREAKER PROGRAMS NATIONWIDE

- **Maximum benefit – varies from \$250 (NM) to \$2,770 (MN)**
  - Some adjust annually; many do not and benefits may be lost due to inflation (ID adjusts income, but not benefit, limit)
  - Distribution of benefits

Income Tax Credit	Rebate Check	Property Tax Exemption	Property Tax Credit
AZ	ND	ND	CT
CT	NH	NE	ID
DC	PA	WA	MD
KS	SD	ME	MT
MA	UT	SD	NJ
MI			UT
MO			VT
MT			HI
NM			
NY			
OK			
RI			
WI			
WV			

# FACETS OF CIRCUIT BREAKER PROGRAMS NATIONWIDE (CONT.)

Single Threshold	Multiple Threshold	Sliding Scale	Quasi Circuit Breaker	Hybrid
DC	DC	CT	AZ	MN
MA	MD	IA	CO	NY
ME	MI	KS	CT	WI
MI	MO	MT	ID	
ND	MT	ND	PA	
OK	NC	NE	UT	
VT	NM	NH	WA	
WV	RI	NJ		
	VT	SD		
		UT		
		WA		

Thresholds relate to number of household members

# RENTERS CREDITS

## Q27. Renter's credit for property taxes

	United States						Canada					
	Age	Income	Occupancy	Value	Disability	Disabled Veteran	Age	Income	Occupancy	Value	Disability	Disabled Veteran
<b>2017</b>	7	15	2	2	6	0	0	0	0	0	0	0
<b>2012</b>	8	16	3	0	NA	NA	0	0	0	0	NA	NA
<b>2009</b>	14	23	0	1	NA	NA	0	0	0	0	NA	NA
<b>1999</b>	11	12	5	2	NA	NA	2	2	0	0	NA	NA

- New York- Only in New York City

# EXAMPLE - RENTER

Rent (\$6,000 annual)	\$500/month
Income	\$10,000
Circuit Breaker Threshold	X 10%
Circuit Breaker Limit	\$1,000
Rent for Property Taxes -25%	<u>– \$1,500</u>
Circuit Breaker Excess	\$500
Copayment	X 75%
Circuit Breaker Refund	\$375

Household has a **\$10,000** income and pays **\$500** per month in rent

Circuit breaker threshold of **10%** results in a limit of **\$1,000**

**\$1,500** in rent assigned to property taxes – **25%** of the **\$6,000** annual rent – exceeds limit by **\$500**

Taxpayer receives **75%** of the **\$500** over threshold, or **\$375**

# TAX DEFERRAL OVERVIEW

**Tax deferrals allow seniors to use the equity in their home to defer paying their property taxes until they sell their home or die.**

**No long-term cost to other taxpayers since the tax is repaid when the property is sold or transferred.**

**Precludes the possibility of long-time homeowners being forced out of their home due to rising taxes.**

**Over 20 states have deferral programs.**

**Participation in deferral programs can be increased by:**

- raising public awareness through outreach and advertising;
- streamlining application processes;
- and offering low interest rates
- Partial forgiveness of debt
- Opt out provisions.



# PROPERTY TAX DEFERRAL PROGRAMS

Q28. Property tax deferral program												
	United States						Canada					
	Age	Income	Occupancy	Value	Disability	Disabled Veteran	Age	Income	Occupancy	Value	Disability	Disabled Veteran
<b>2017</b>	22	18	20	5	0	0	4	2	4	0	9	4
<b>2012</b>	19	20	18	4	NA	NA	5	4	2	3	NA	NA
<b>2009</b>	17	20	21	2	NA	NA	2	1	1	0	NA	NA
<b>1999</b>	13	14	10	2	NA	NA	6	3	3	1	NA	NA

- California- Suspended program in 2009 and brought back in 2016

# SUCCESSFUL DEFERRAL PROGRAMS - COLORADO

**Homeowner's 65+**

**No income ceiling**

**Mortgages and liens not exceeding 75% of market value**

**Interest rate equal to latest 10 year Treasury note -- 1.081% (2021)**

**Outreach important**

- Boulder County had 343 households enrolled in 2019 with participation rate of 1.6%
- Treasurer and Assessor give annual presentations and provide informational brochures

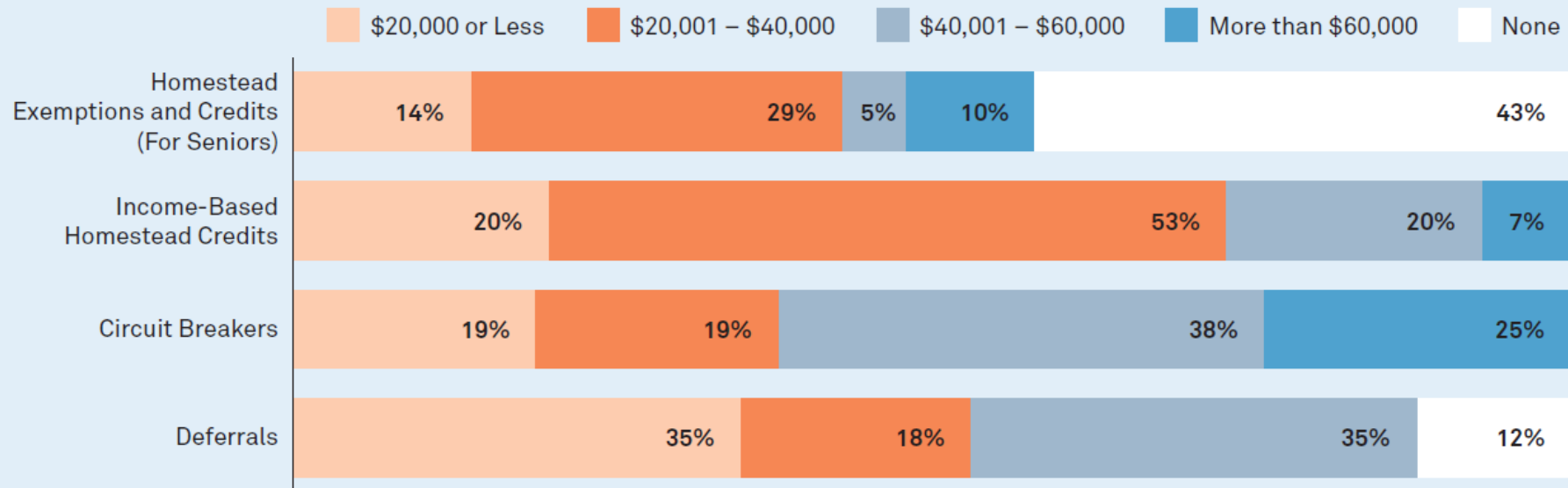


# INCOME LIMITS IN USE

Figure 4.3

## Income Ceilings for Property Tax Relief Programs

(Percentage of Programs with Income Ceilings in Various Ranges)



Low-income ceilings control costs but exclude moderate-income households.

Source: LILP (2019a-c)

# ENHANCED TAX RELIEF FOR DISABLED VETERANS

- Additional benefit – usually for 100% disabled veterans
- Most have no income criteria – MT has \$49,908 limit
- May be assessed value (eg: Alaska \$150,000 exemption)
- May be tax exemption (eg: Maryland – 100% property tax exemption for primary residence and yard)
- Some have restrictive residency or qualification provisions
  - West Virginia requires residency throughout military service
  - Massachusetts requires specially adapted housing and pays higher benefits for more significant injuries
- May vary by county or community – Rhode Island – quantity of exemption varies; New Hampshire – tax credit varies up to \$4,000 depending on taxing authorities
- States may provide reimbursement to local tax authorities (ID)

Tax Exemption	Value Exemption	Levy Exemption	Rebate Credit
22 states	24 states and DC	1 (MT)	2 (MO and WI)

# MONTHLY TAX PAYMENT OVERVIEW



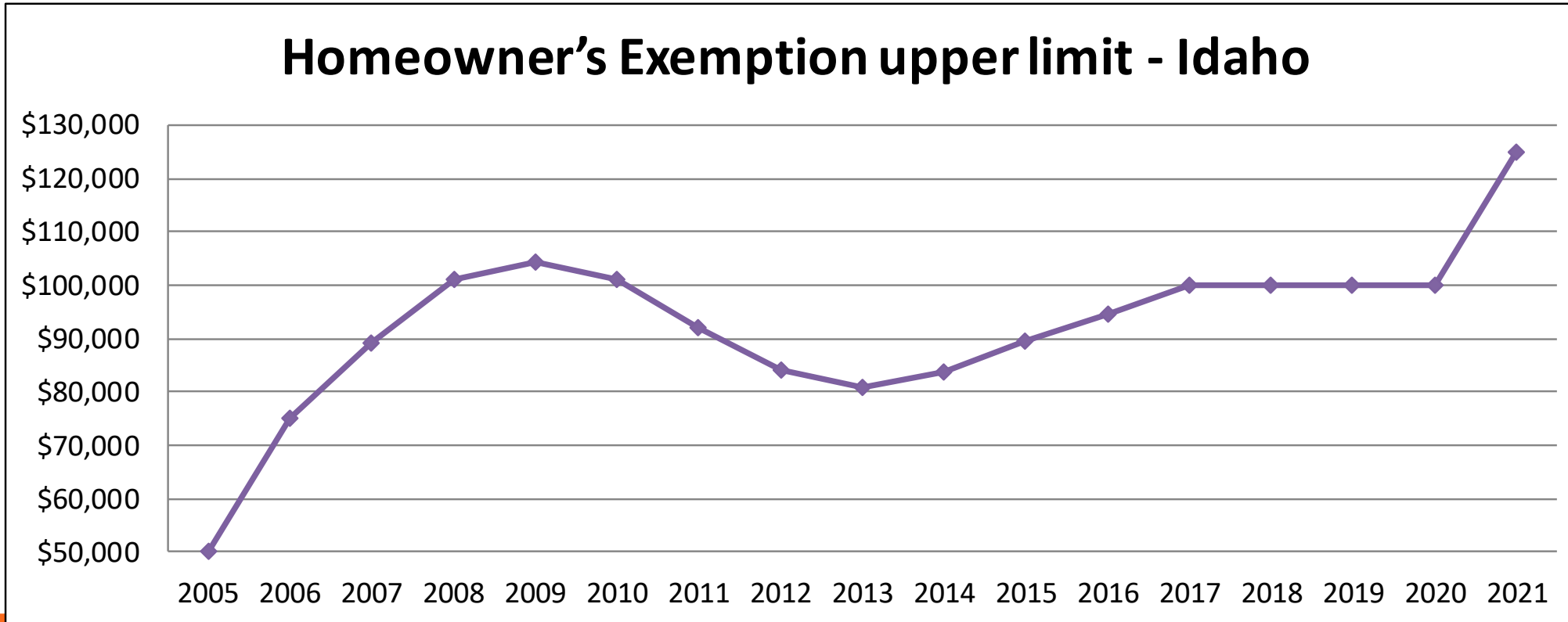
- Unlike most bills which are paid monthly, the property tax is paid in one or two large lump sums annually
- Lump sum property tax payments create several issues, including:
  - Many homeowners can't afford to pay an annual or semiannual property tax bill out of their monthly cash flow
  - Increases property tax delinquency
  - Feeds political opposition to the property tax and erodes municipal fiscal health

# IDAHO TAX RELIEF PROGRAMS

- **Homestead exemption** –
  - 50% of assessed value (100% assessment ratio and annually updated assessments) up to \$125,000
  - Primary residence and up to 1 acre land
  - Extensively used (no income or status criteria) – over 400,000 households
- **Circuit Breaker** – Longstanding since 1973; wide usage, taxing authorities reimbursed for credits given
  - Estimated use = 48% of potentially qualified households
- **Deferral** – Began 2006 (*6 individual households have participated since inception*)
- **Veteran's 100% service-connected disability program** – 2018 inception;
  - No income limit, but double circuit breaker benefit possible if low income

# HISTORY OF IDAHO HOMESTEAD EXEMPTION

## NEED TO HAVE BUILT IN ADJUSTMENTS TO KEEP UP WITH INFLATION



- Exemption = lesser of 50% of value of home and up to one acre or \$125,000
- Had HPI based adjustments, repealed in 2017, remained in place, limit would have been \$150,000 for 2021

# NUTS AND BOLTS OF THE IDAHO CIRCUIT BREAKER PROGRAM

**Ownership - home and up to one acre**

## **Status**

- Age 65+
- Widow(er)
- Disabled – 100% disabled veterans eligible for additional \$1,500 (not income tested)

## **Income**

- \$31,900 for 2021
- Annually adjusted based on 185% of federal poverty guidelines

## **Benefits**

- \$1,500 reduction in property taxes – cannot exceed actual tax on homestead
- Amount phases down as income increases toward max

# PROPERTY TAX DEFERRAL

Since 2006, Taxpayers meeting status criteria for circuit breaker benefits can opt to defer any property taxes not paid by that program.

Requires equity in the property.

Deferral can last as long as the taxpayers continue to live in the home and meet criteria to receive circuit breaker benefits (or have high value homes not qualifying for circuit breaker beginning 2022).

State will pay taxes, which are to be paid back (plus interest but no penalty) after sale, etc.

**2020 –**

- 3 households approved
- \$2,054 in total benefits paid

**Claimants who otherwise qualify for circuit breaker could apply for deferral with income up to \$46,488 in 2020 for 2021 benefits**

# CURRENT IDAHO INCOME / BENEFIT BRACKETS – CIRCUIT BREAKER

## Main program - 2020

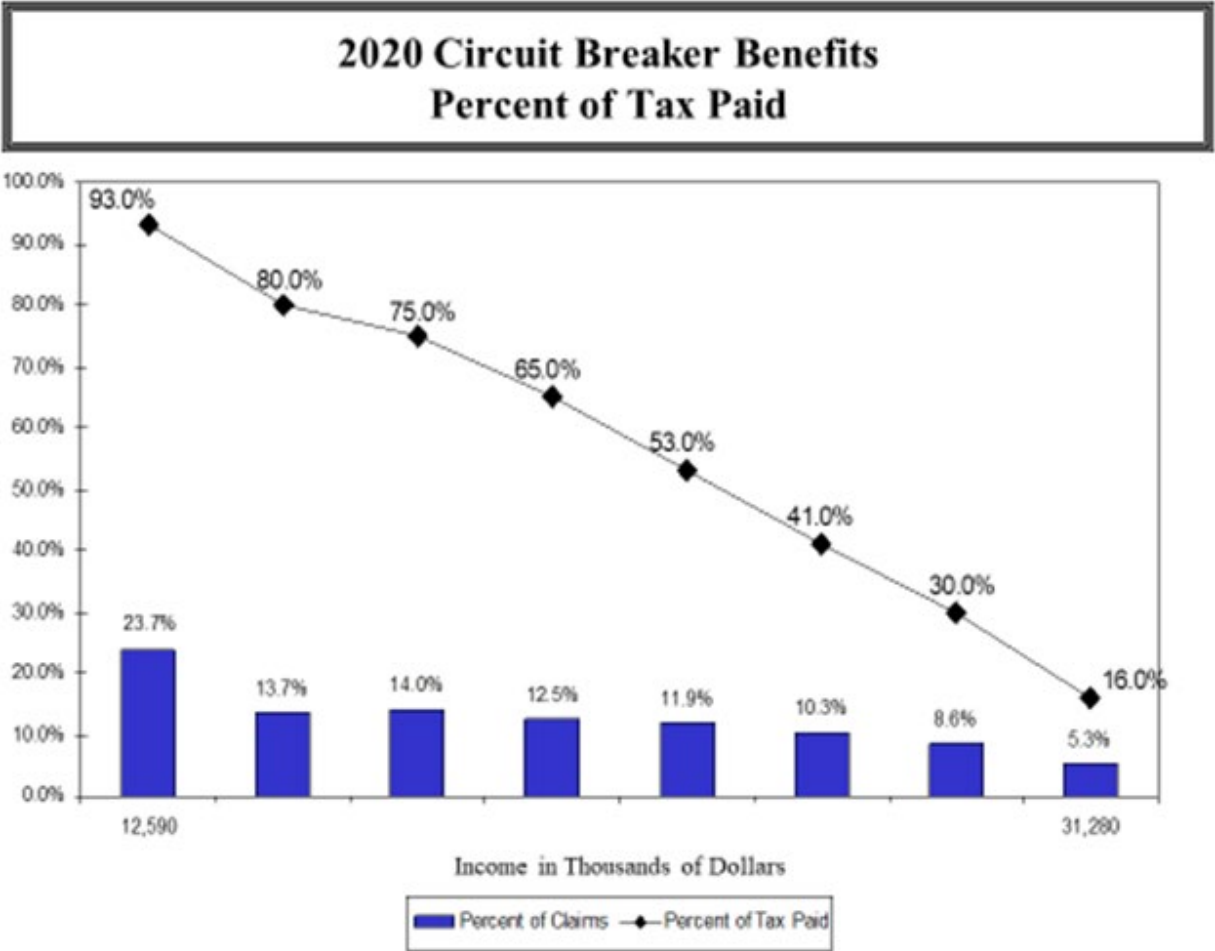
- 26,916 claimants
- \$18.25 million
- \$678 per claim
- Additional Disabled Vets
  - 2,337 claimants
  - \$2.4 million
  - \$1,028 per claim

**47% had all home property tax paid  
(home and up to one acre of land)**

Max. Benefit - 2021	Income (from - to)	
=====	=====	=====
\$1,500	\$0	\$12,840
1,460	12,841	13,370
1,430	13,371	13,920
1,390	13,921	14,470
1,360	14,471	15,010
1,330	15,011	15,540
1,290	15,541	16,080
1,260	16,081	16,630
1,220	16,631	17,180
1,190	17,181	17,720
1,140	17,721	18,270
1,120	18,271	18,820
1,080	18,821	19,380
1,050	19,381	19,920
1,020	19,921	20,450
970	20,451	20,990
940	20,991	21,540
910	21,541	22,080
870	22,081	22,630
840	22,631	23,170
800	23,171	23,720
760	23,721	24,260
730	24,261	24,800
690	24,801	25,350
660	25,351	25,900
630	25,901	26,440
590	26,441	26,980
460	26,981	27,530
520	27,531	28,070
490	28,071	28,620
450	28,621	29,160
420	29,161	29,700
380	29,701	30,240
340	30,241	30,790
290	30,791	31,340
250	31,341	31,900



# BENEFITS PHASE OUT AS INCOME RISES – IDAHO PROGRAM



# APPLICATION - ANNUAL

**To County Assessor**

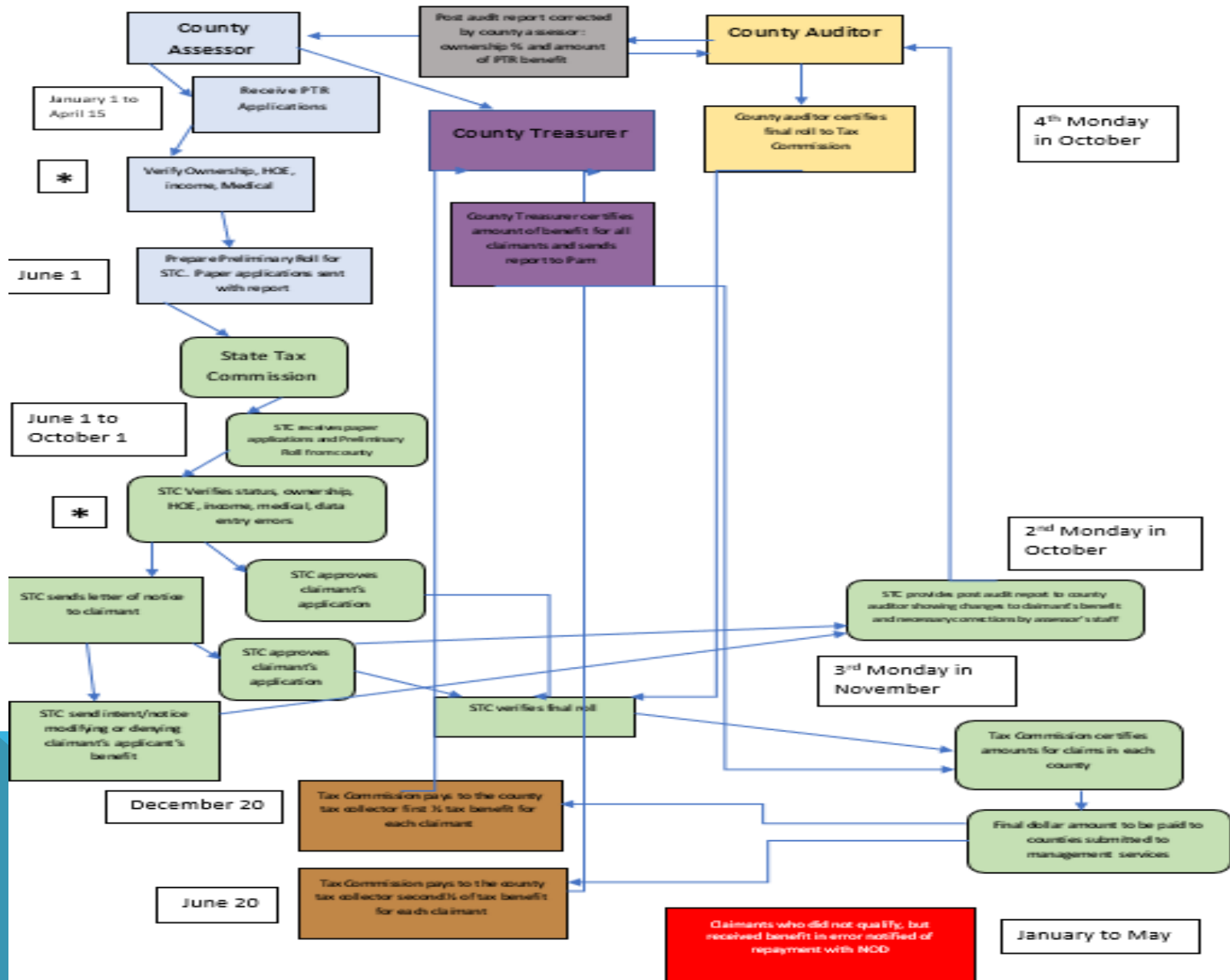
**After preliminary review and information gathering – to State Tax Commission for further review**

- Income
- Status
- Ownership – partial ownership may reduce benefits

**Appeals procedure if denied fully or partially**

**Benefits paid by state to county – applied to individual property tax bills before they are sent to homeowner claimant**

# Mapping the application process



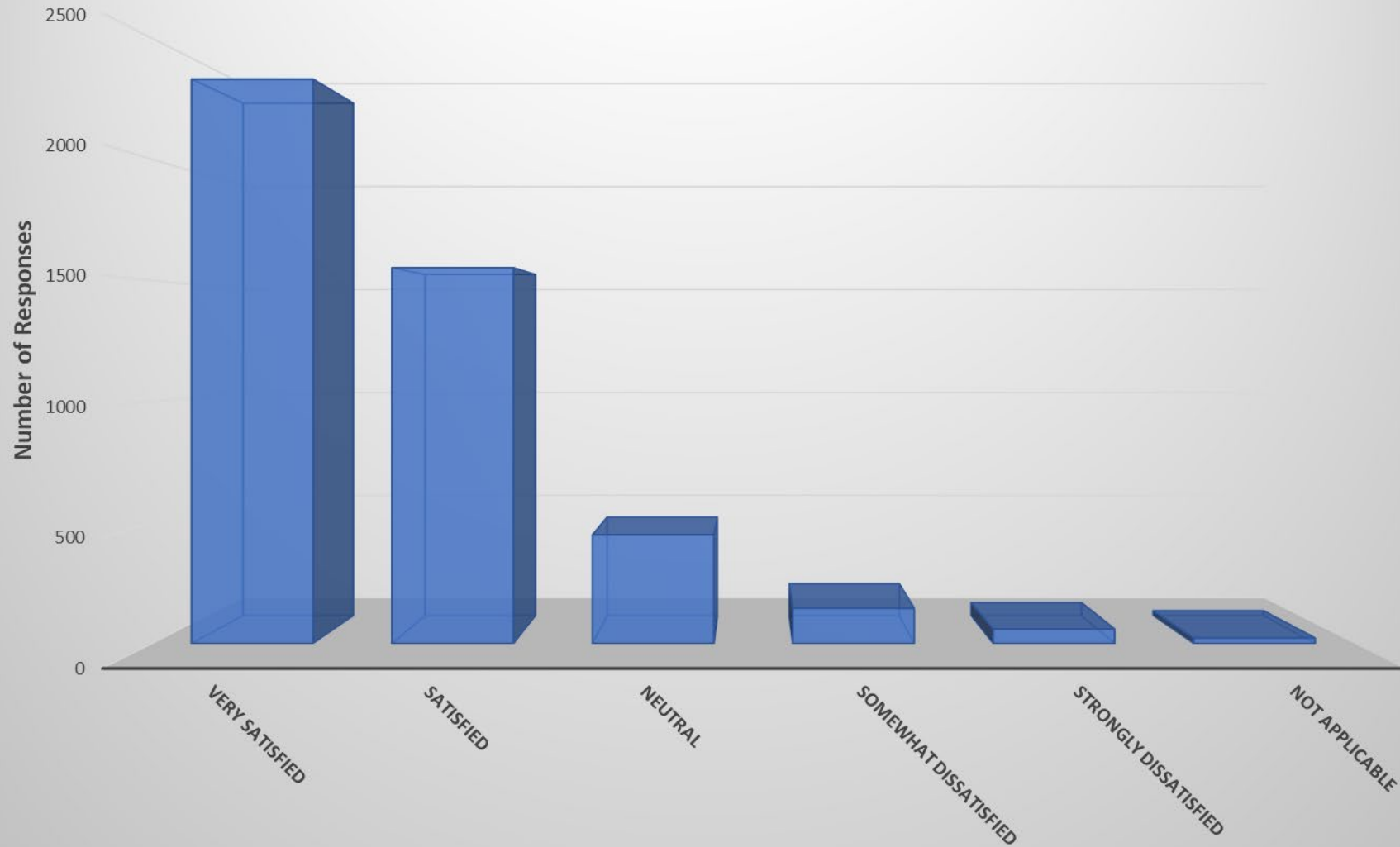
# WHAT DO CLAIMANTS THINK ABOUT THE PROCESS AND THE PROGRAM?

**We tried to find out by surveying claimants**

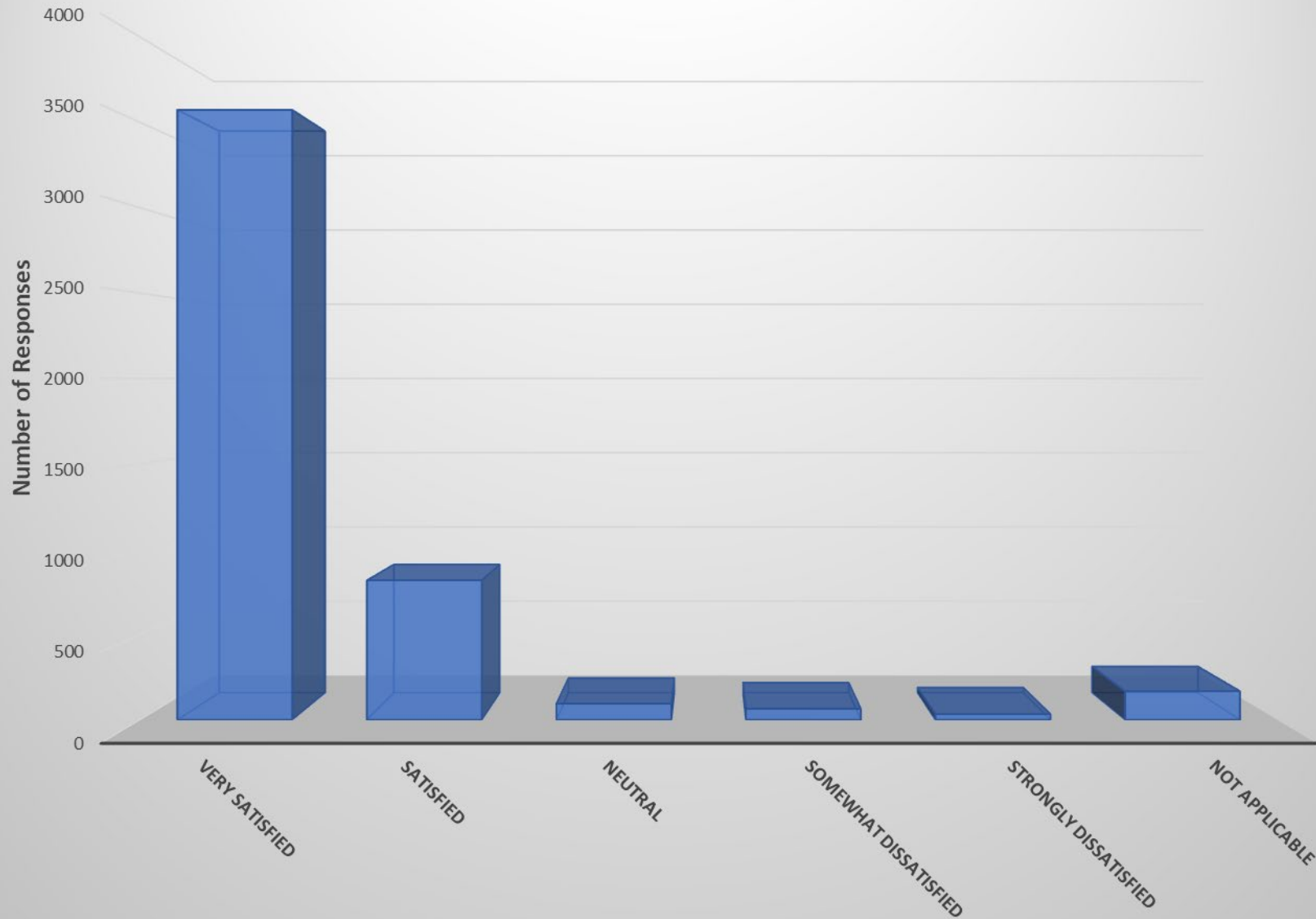
**Survey – conducted in early 2021**

- Reached out to 13,000 claimants in late 2020
- Responses from 38% (hoped for return was 15%)
- Provided insight as to stakeholder views of the program
- Significant goals
  - Increase program efficiencies
  - Improve customer service

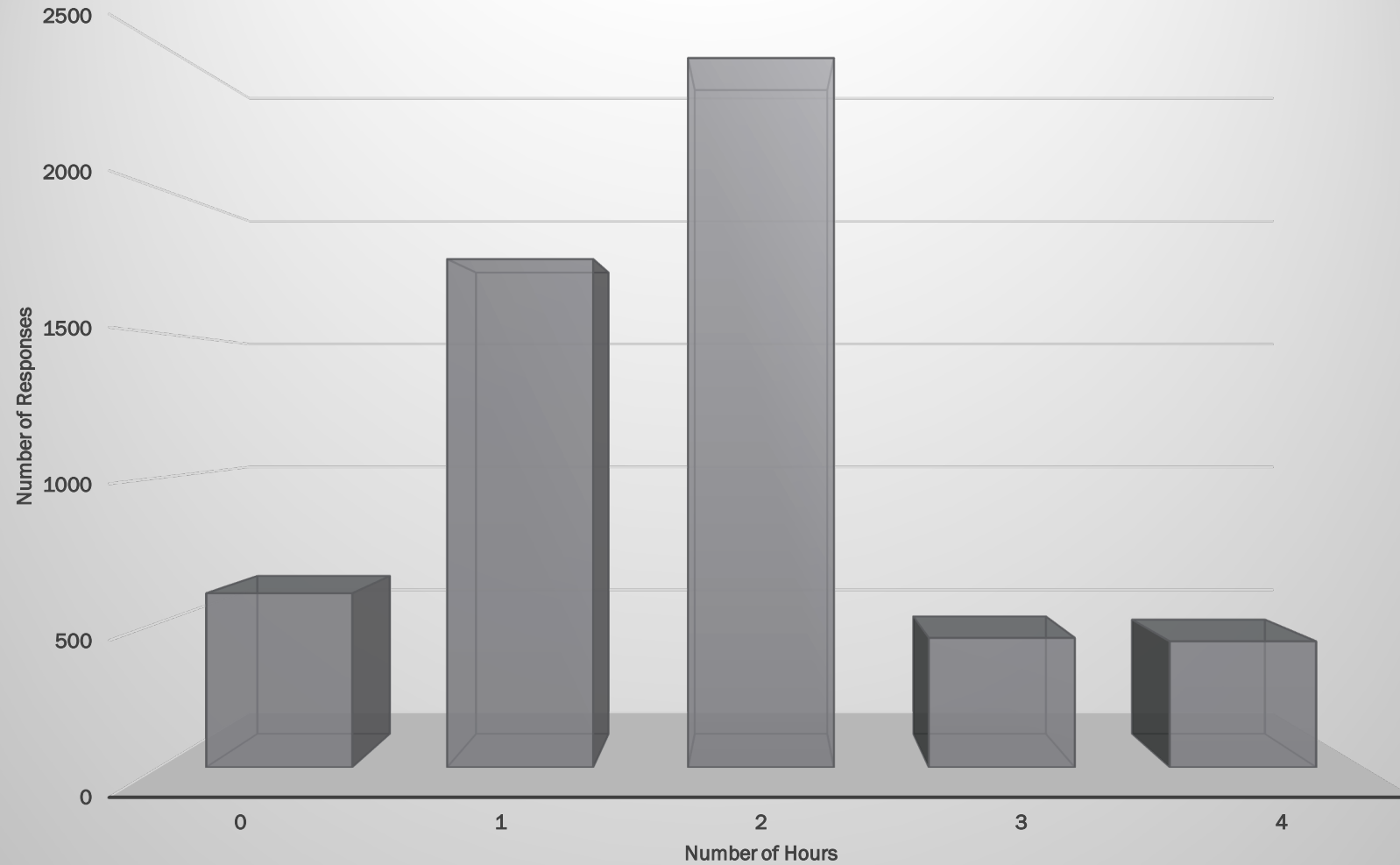
## 2a. Rate Your Experience Completing the Application at the County Office



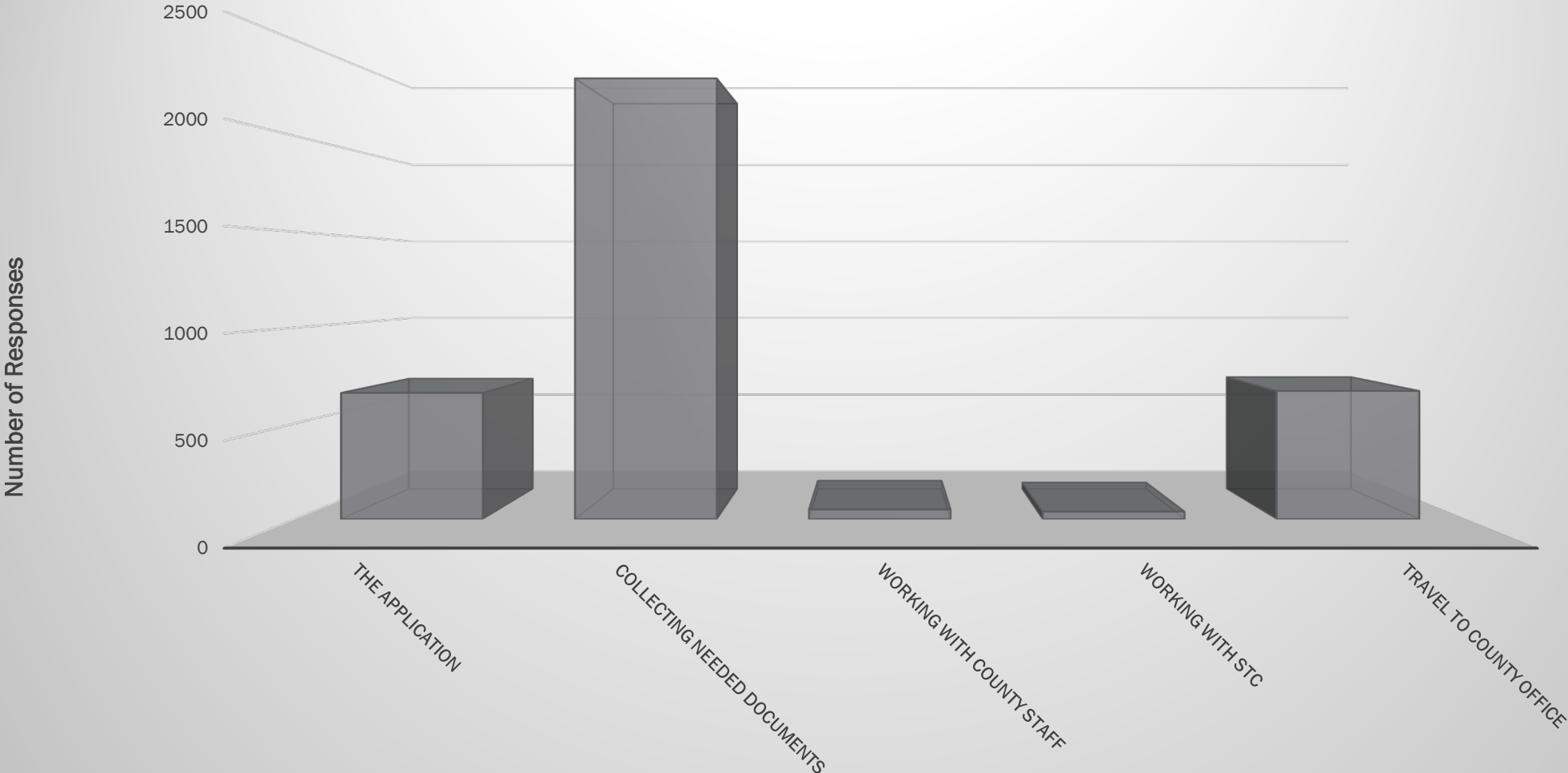
## 2b. Rate How Helpful You Found the County's Staff



## How Much Time Did You Spend Filling Out The Application

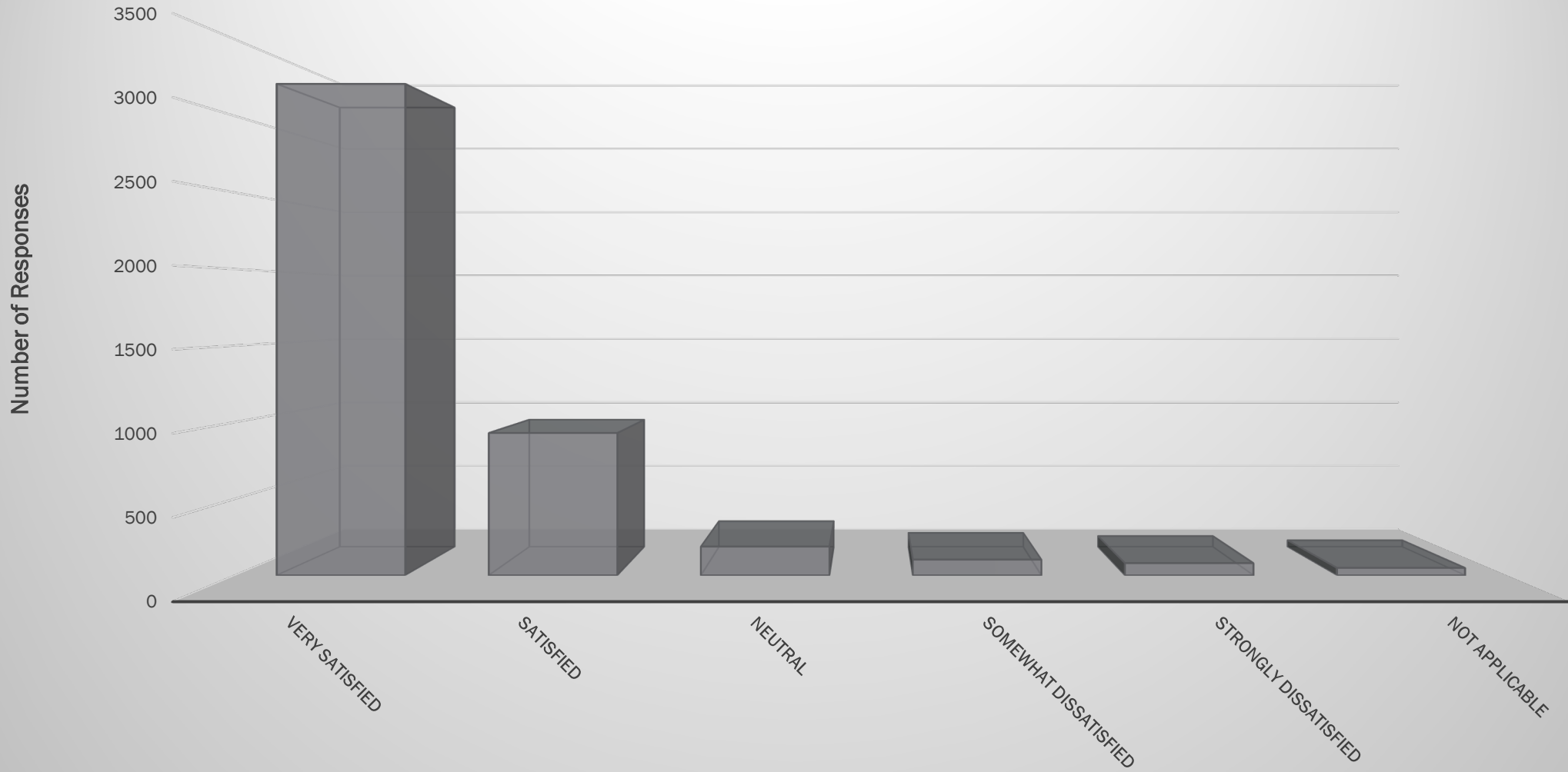


# What was Most Difficult about the Application Process?





## How Satisfied Are You with the Benefit You Received?





# UPDATING IDAHO'S CIRCUIT BREAKER PROCESS

- **Simplify application**
  - Accessibility – develop online application process
    - Portals at county offices
    - Home access
  - Simplify instructions
  - Make less intrusive – eg: medical expenses
    - House Bill 20
    - House Bill 389
- **Streamline process by which applications received by counties are transmitted to State Tax Commission (which has oversight)**
- **Simplify audit procedures**

# APPLICATION FOR PROPERTY TAX REDUCTION FOR 2021

ALL OF THE FOLLOWING QUESTIONS MUST BE COMPLETED. ATTACH SUPPORTING DOCUMENTS.

County	Code Area	Parcel Number
<b>Section A. 1. Ownership Information</b> (Name, address and ZIP code)		<b>Section B. Eligibility Status</b> As of January 1, 2021, I was (check all that apply)
		<input type="checkbox"/> 65 or older <input type="checkbox"/> Blind <input type="checkbox"/> Former P.O.W. <input type="checkbox"/> Fatherless or Motherless Minor
		<input type="checkbox"/> Widow(er): Spouse Name _____ Date of Death _____
		<input type="checkbox"/> Disabled (recognizing entity):
		<input type="checkbox"/> Social Security Administration
		<input type="checkbox"/> Railroad Retirement Board
2. Social Security Number (Claimant)		Social Security Number (Spouse)
3. Birth Date (Claimant)		Birth Date (Spouse)
4. As of January 1, 2021, you were: <input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Widow(er)/Not remarried		
5. Physical address of the property if different than ownership information.		
6. Did you receive a Property Tax Reduction in 2020? <input type="checkbox"/> Yes <input type="checkbox"/> No		
7. Have you filed a claim on a different primary residence between January 1, 2021 and now? <input type="checkbox"/> Yes <input type="checkbox"/> No		
8. Did you occupy your home as your primary residence before April 15, 2021? <input type="checkbox"/> Yes <input type="checkbox"/> No		
9. Did you or your spouse stay in a care facility in 2020? <input type="checkbox"/> Yes <input type="checkbox"/> No		
10. Did you receive rental income for all or any part of this property in 2020? If yes, please attach a copy of your rental agreement. <input type="checkbox"/> Yes <input type="checkbox"/> No		
11. If you used any part of this property for business or commercial use in 2020, list the percent used for business or commercial use (See instructions.) _____ %.		
12. Did you sell real estate, stocks, or other capital assets in 2020? <input type="checkbox"/> Yes <input type="checkbox"/> No		
13. This year, you or your spouse will file: (Check all that apply.) <input type="checkbox"/> Federal Income Tax Return (Attach a copy of this return.) (If your tax information is incomplete, please contact your county assessor for instructions on completing this form.) <input type="checkbox"/> State income tax return (List state, if other than Idaho: _____.) <input type="checkbox"/> Idaho grocery credit form		
14. I certify that my Social Security number and birthdate are correct. <input type="checkbox"/> Claimant <input type="checkbox"/> Spouse I certify that I am a citizen or legal permanent resident of the United States, OR <input type="checkbox"/> <input type="checkbox"/> I certify that I am in the United States legally. <input type="checkbox"/> <input type="checkbox"/>		
<b>Under penalty of perjury, I certify that to the best of my knowledge the information I have provided here is true, correct, and complete.</b> <b>I grant permission to any government agency and contractor to confirm my status and to reveal to the Idaho State Tax Commission the total monetary payments made to me or my spouse during 2020.</b> (Check one) <input type="checkbox"/> Yes <input type="checkbox"/> No		
Claimant(s) (Please print)		Date
Signature(s) and Relationship		Telephone Number
<b>Section C. Income</b> <b>Household Income and Qualified Expenses</b> January 1 - December 31, 2020 Subsection 1		
1. Federal adjusted gross income ..... \$ _____ Extension filed <input type="checkbox"/> Yes <input type="checkbox"/> No		
Subsection 2 Include gross income from all sources not included in Section 1 (taxable and nontaxable)		
2. Social Security income/SSI (Claimant)..... \$ _____		
3. Social Security income/SSI (Spouse)..... \$ _____		
4. Capital gains (max allowable deduction \$3,000)..... \$ _____		
5. Wages, workers' compensation, and/or unemployment ..... \$ _____		
6. Pensions, retirements, annuities, and/or IRAs \$ _____		
7. VA pension or compensation ..... \$ _____		
8. Interest and dividends ..... \$ _____		
9. Railroad retirement ..... \$ _____		
10. Other income (Received from _____) \$ _____		
11. Subtotal (add lines 1 through 10) ..... \$ _____		
12. Principal of annuity (Attach contract)..... \$ ( _____ )		
13. Total of nonreimbursed, paid medical expenses and medical insurance premiums..... \$ ( _____ )		
14. Total of paid or prepaid funeral expenses (Attach receipt - maximum allowable amount: \$5,000) \$ ( _____ )		
15. Subtotal of deductions (Add lines 12, 13, and 14) \$ _____		
16. Total net income (Subtract line 15 from line 11) \$ _____		
<b>If you would like information about property tax deferral for any remaining taxes, ask your assessor or contact the State Tax Commission for a brochure explaining this program.</b>		
<b>FOR COUNTY USE ONLY</b>		
Check all that apply:		
<input type="checkbox"/> Single family <input type="checkbox"/> Sole owner		
<input type="checkbox"/> Multi dwelling _____ % <input type="checkbox"/> Community property		
<input type="checkbox"/> Multi use _____ % <input type="checkbox"/> Partial ownership _____ %		
<input type="checkbox"/> LP, LLC, or Corp. <input type="checkbox"/> Trust or life estate		
Overall claimant percentage of ownership/use _____ %		
I _____, County Assessor or Deputy Assessor, certify that Property Tax Reduction benefits are only applied to the claimant's eligible portion of the net taxable value.		
Tax reduction not to exceed:		Date

THIS APPLICATION MUST BE FILED WITH YOUR COUNTY ASSESSOR BY APRIL 15, 2021

## INSTRUCTIONS FOR COMPLETING THE PROPERTY TAX REDUCTION (PTR) APPLICATION

### SECTION A - OWNERSHIP

**Line 1** - Enter the name of all owners of the property listed on the title, deed, or contract for each property associated with this application.

**Line 2-3** - List the claimant's social security number and date of birth in the claimant boxes. **A claimant is the owner of the property that qualifies by status.** (See section B.) If you're married, you must list your spouse's social security number and date of birth in the spouse boxes.

**Line 4** - Check the box that applies to you.

**Line 5** - Include the complete physical address of the property if it isn't listed or is different than the address listed on line 1.

**Line 6** - If you didn't receive a Property Tax Reduction (PTR) benefit in the preceding property tax year check no.

**Line 7** - If you qualify you're entitled to one property tax reduction per tax year.

**Line 8** - You must occupy the property as your primary dwelling in order to qualify for PTR benefits.

**Line 9** - If you or your spouse were in a care facility for all or part of the previous year, answer yes.

**Line 10** - If you received rental income from all or part of the property, attach a copy of your rental agreement or complete a rental agreement form. (See your county assessor.) Attach the completed form to this application.

**Line 11** - Calculate and list the percentage of your property used for business or commercial purposes. If you filed federal form 8829, this figure must agree with the percentage you reported. Attach a copy of form 8829 to this application.

**Line 12** - If you sold any stocks, bonds, real estate, or other capital assets, complete federal Schedule D and attach a copy to this application.

**Line 13** - If you filed a federal tax return, include a complete copy with this application. If you're not filing a federal tax return or if you've applied for an extension for filing, include copies of all 1099s, W-2s, and, all other documents showing your taxable and nontaxable income from all sources.

**Line 14** - You and your spouse, if married, must be able to certify your legal presence in the United States to be eligible to receive benefits. Supporting documentation is required.

### SECTION B - STATUS

You must be the owner of the property and be in one of the categories listed below as of **January 1** of the application year.

**Check all of the following that apply to you.**

- 65 or older
- A widow(er) who hasn't remarried after the death of a spouse. Attach a copy of the deceased spouse's death certificate to this application.
- A person with a disability recognized by Social Security, Railroad Retirement, Federal Civil Service or Veteran's Affairs (VA). Attach a copy of your disability determination. If you're a disabled veteran, check the appropriate box for your disability rating level.
- A person who is functionally blind as defined in Idaho Code section 67-5402(2).
- A person who is a motherless/fatherless minor; that is, your parent is deceased, your parent had his/her parental rights terminated, or you've been judicially determined to be abandoned.

### SECTION C - INCOME

Include all taxable and nontaxable income reported for the

### (Section C - Income Continued)

previous tax year. **The definition of income for PTR differs from the definition of income for federal tax purposes.** See Idaho Code Section 63-701(5) for the definition of income for PTR.

#### Sub Section 1

**Line 1** - Complete this line only if you're filing a federal income tax return. List the amount from the federal adjusted gross income line on that return. Attach a copy of that return to this application.

#### Sub Section 2

**Report all income that isn't already included in your federal adjusted gross income.**

**Line 2-3** - List the amount of Social Security income you received and attach a copy of your statement from Social Security. If you file a federal income tax return include the difference between the taxable portion and the nontaxable portion of Social Security income. If you do not file, include the **gross** amount of Social Security and deduct all Medicare premiums as a medical expense.

**Line 4** - Report capital gains received from the sale of stocks, bonds, real estate, or other capital assets. Attach a copy of federal Schedule D to this application.

**Line 5** - Include wages, worker's compensation, and unemployment.

**Line 6** - Include the gross distribution of any pension, annuity, and IRA or include the difference between the taxable portion and the nontaxable portion of any pension, annuity, and IRA.

**Line 7** - Include all VA compensation or pension income not from a service-connected disability of 40% or more, DIC, or widow's pensions.

**Line 8** - Include all interest and dividend income.

**Line 9** - Include the gross amount of distributions identified as Tier 1 and Tier 2 or include the difference between the taxable portion and the nontaxable portion of Railroad income. If you have Medicare (See the explanation for lines 2-3.) deducted, you may deduct the premium as a medical expense.

**Line 10** - Include all income not reported above. Some examples are: rents, gambling winnings, support, alimony, Department of Health and Welfare payments, "loss of earnings" insurance compensation, long term care payments, and reimbursement of medical expenses deducted in a previous year. Contact your county assessor or the Idaho State Tax Commission if you need to clarify what income to report.

**Line 12** - Include only the return of principal that you paid into the annuity and attach a copy of the annuity contract. Form 1099-R doesn't provide enough information to show what income is return of principal.

**Line 13** - List the total of non-reimbursed medical expenses and medical insurance premiums (as defined in Section 213d of the Internal Revenue Code) you paid for you or your spouse. Use the medical expenses from federal Schedule A or complete a medical expense form. **Don't** include premiums that you paid for income replacement policies or pre-tax health insurance premiums (i.e. through employment). If asked at a later date, you must be able to provide receipts for the amounts deducted.

**Line 14** - List paid or prepaid funeral expenses for you or your spouse. The maximum allowable deduction is \$5,000. Attach copies of dated receipts and/or cancelled checks showing the amounts you paid for you and or your spouse.

**Remember to review your application for completeness and accuracy before signing it.**

**NOTE: Idaho Code section 63-708 allows the state to recover any incorrect payment within three (3) years. This recovery follows the collection and enforcement procedures in the Idaho Income Tax Act.**

**MEDICAL EXPENSE STATEMENT**

List non reimbursed amounts you paid in 2019 for qualified medical expenses.

CLAIMANT'S NAME \_\_\_\_\_ COUNTY \_\_\_\_\_

ADDRESS \_\_\_\_\_

Include amounts paid in 2019 for: Medical Insurance\*, Doctors, Prescription Drugs, Hospitals, Ambulance, Nursing Homes, Medical Lodging and other qualified medical expenses\*\*

WHO WAS THE PAYMENT MADE TO?	TYPE OF SERVICE	AMOUNT PAID IN 2019
	TOTAL	

WHO WAS THE PAYMENT MADE TO?	TYPE OF SERVICE	AMOUNT PAID IN 2019
	<b>TOTAL</b>	

**MEDICAL MILEAGE:**

**January 1, 2019 to December 31, 2019**

From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
From	To	Miles	X. 20 Per Mile	
<b>TOTAL FROM FRONT</b>				
<b>TOTAL FROM BACK</b>				
<b>TOTAL REIMBURSEMENT RECEIVED BY YOU IN 2019</b>				(                    )
<b>GRAND TOTAL – Transfer amount to line 13 of the property tax reduction application</b>				

\*Include only insurance premiums for policies that cover medical care. Do not include pre-tax medical insurance premiums or other insurance premiums that have already reduced your income. Do not include premiums for "income replacement" policies. Federal limits apply for long term care insurance premiums. \*\* For a full list of qualified medical expenses refer to IRS Publication 502.

**I UNDERSTAND THAT I MAY BE REQUIRED TO PROVIDE DOCUMENTATION FROM THE PROVIDER OF THE SERVICE FOR EXPENSES CLAIMED ON LINE 13 OF MY PROPERTY TAX REDUCTION APPLICATION.**  \_\_\_\_\_ (initials)

UNDER PENALTY OF PERJURY, I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION PROVIDED HEREIN IS TRUE, CORRECT, AND COMPLETE.

\_\_\_\_\_  
SIGNATURE OF CLAIMANT OR REPRESENTATIVE

\_\_\_\_\_  
DATE

# AWARENESS AND OUTREACH

- **Current practices in Idaho**
  - Ads in newspaper
  - Flyers at grocery stores and senior centers
  - Flyers sent to VA
  - Ads on buses
  - Flyers in state tax credit applications related to other taxes
  - Brochure on state website; may be linked on county websites
- **Social media outreach**
  - Cook County, Illinois
- **Direct messaging – electronic newsletters**
  - Oklahoma Policy Institute





# Idaho State Tax Commission

@idahotax · Government Organization

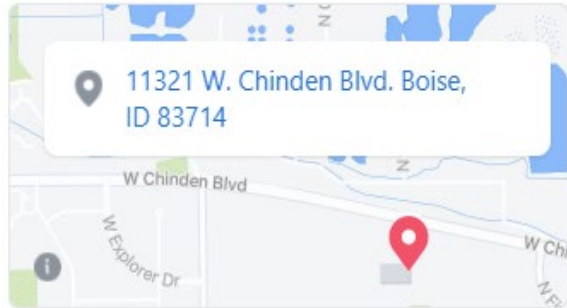
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## About

See All



OUR VISION:  
Great people. Helping you. Serving Idaho.

415 people like this including 1 of your friends



534 people follow this

176 people checked in here

<https://tax.idaho.gov/>



Idaho State Tax Commission

5 hrs ·

Haven't gotten your rebate yet?

- Check that you qualify.
- If you owe taxes, court fees, etc., rebates go to those first.
- If you moved since filing your 2020 return, update your address with us.
- Check your rebate status: [tax.idaho.gov/rebate...](https://tax.idaho.gov/rebate...) See More



# Cook County Assessor's Office

Through fairness, ethics and transparency, the Assessor's Office is responsible for setting values f

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## Intro

4.3K Followers

Page · Government Organization

118 N Clark St , Chicago, IL, United States, Illinois

(312) 443-7550

[cookcountyassessor.com](http://cookcountyassessor.com)

Open Now

Rating · 2.3 (28 Reviews)

## Posts

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Cook County Assessor's Office

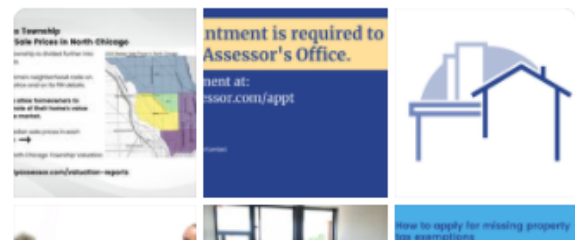
September 16 at 10:07 AM

As a part of #RacialEquityWeek, Cook County Government President Toni Preckwinkle invited Assessor Kaegi to join her on an episode of Talk with Toni to discuss racial equity and property assessments. Watch the in-depth conversation here: <https://www.youtube.com/watch?v=f6C2mF5fdwU>.



## Photos

See All Photos





# OKPOLICY.ORG

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## Oklahoma Policy Institute

### IN THE KNOW

*In The Know is your daily briefing on Oklahoma policy-related news. Inclusion of a story does not necessarily mean endorsement by the Oklahoma Policy Institute. Some stories may be behind paywall or require subscription. OK Policy encourages the support of Oklahoma's state and local media, which are vital to an informed citizenry. [Click here](#) to subscribe to In The Know and [click here](#) see past editions.*

### New from OK Policy

[Thanks to Oklahoma voters, the state is already reaping the benefits of Medicaid expansion:](#) When voters approved State Question 802 in June 2020, they knew the benefits that Medicaid expansion would bring to Oklahoma. They understood that it would bring a \$1.3 billion dollar federal investment, generate \$15.6 billion in economic activity and \$489 million in tax revenue, and create more than 27,000 new jobs. They recognized that healthier Oklahomans are better parents, workers, and community members. [[Emma Morris / OK Policy](#)]

# APPEALS FOR MAIN CIRCUIT BREAKER PROGRAM

- **Time frame**
  - Applications due by April 15
  - Submitted to the Tax Commission by early June
  - State review and audit by late September
    - Claimants notified and may appeal:
      - Informally or formally to state tax commission
      - Formally to State Board of Tax Appeals
      - Formally to District Court
- Average number of appeals per year – 29
- Appeal due
  - Lack complete information
  - Applicant over income limits
  - Income adjusted to include veteran's benefits

# LIMITATIONS AND CONSIDERATIONS

- Income – household members?
- **Assets**
  - Wealth
  - Financial assets
  - Physical assets
- **Value of property (home) receiving tax relief**
  - In 2022 new law in Idaho limits relief to homes with value not exceeding 125% of county median value for homes including up to one acre of land
  - Applications are due by April 15; median values will not be known until June
- **Facets:**
  - Administrative feasibility
  - Uniformity – between similar taxpayers in neighboring counties
  - Intrusiveness – does merely suggesting the question chill the prospects for inclusion?