

# Property Tax Relief Programs

FOR

ELDERLY, DISABLED,  
AND DISABLED  
U.S. VETERAN  
HOMEOWNERS



Tax Administration

The Durham County Tax Administration Office wants to help ensure that all property owners know and understand the property tax relief programs from which they may benefit.

This brochure outlines three “homestead” programs that may benefit elderly, disabled and disabled U.S. Veteran homeowners.

## HOW DO I APPLY?

Go to our website at [www.dconc.gov](http://www.dconc.gov), select **Tax Administration** and then select **Property Forms and Publications**.

Complete the 2019 Application for Elderly/Disabled, Disabled Veteran, and Circuit Breaker Homestead Exclusions (AV-9) in the **Property Tax Relief Applications Section**.

OR

Visit our office at 201 East Main St., Third Floor and request an application.

OR

Call our office at [919-560-0300](tel:919-560-0300) and request an application.



Tax Administration

Web: [www.dconc.gov](http://www.dconc.gov)

Phone: 919-560-0300

Email: [tax\\_assessor@dconc.gov](mailto:tax_assessor@dconc.gov)

Fax: 919-328-6180

## WHAT TERMS DO I NEED TO KNOW?



Property tax relief programs apply only to the permanent residence. The **permanent residence** includes the dwelling, the dwelling site (not to exceed one acre) and related improvements.



For qualification purposes, **income** is defined as all monies received from every source other than gifts or inheritances received from a spouse, lineal ancestor or lineal descendant. For married applicants residing with their spouse, the income of both must be included, even if the property is not in both names.

### APPLICATION FILING PERIOD

January 1 – June 1, 2019

### OUR OFFICE IS LOCATED AT

201 East Main St., Third Floor,  
Durham, NC 27701

## What property tax relief programs does North Carolina offer?

### ELDERLY/DISABLED HOMESTEAD EXCLUSION

#### Benefit:

Assessment reduction of \$25,000 or 50% of the appraised value of permanent residence, whichever is greater

- Age 65 or older as of January 1 or totally and permanently disabled as of January 1
- Income must be **\$30,200 or less**
- NC Resident
- One-time application required

### DISABLED VETERAN EXCLUSION

#### Benefit:

Assessment reduction of the first \$45,000 of the appraised value of permanent residence

- Available to a Disabled Veteran whose character of service at separation was honorable or under honorable conditions, or their unmarried surviving spouse.
- Must also meet **one of the following requirements:**
  1. Received benefits for specially adapted housing under 38 USC 2101 as of January 1.
  2. Received certification by the US Department of Veterans Affairs that the veteran has a service-connected, permanent and total disability as of January 1.
  3. The veteran is deceased, and the veteran's death was a result of a service-connected condition as of January 1 as certified by the US Department of Veterans Affairs.
- NC Resident
- One-time application required

### CIRCUIT BREAKER—ELDERLY/DISABLED DEFERMENT

#### Benefit:

- Tax Limitation is 4% of income if income is **\$30,200 or less**
- Tax Limitation is 5% of income if income is from **\$30,201 to \$45,300**
- Age 65 or older as of January 1 or totally and permanently disabled as of January 1
- Must have owned and occupied property as the owner's permanent legal residence for five years
- NC Resident
- Income cannot exceed \$45,300
- Requires an annual application
- Taxes over the limitation are deferred taxes
- Deferred taxes are a lien on the property
- Interest accrues on deferred taxes as if they had been payable on the original due dates
- **The last three years of deferred taxes preceding the current tax year become due and payable upon a disqualifying event**

#### What are the Circuit Breaker disqualifying events?

- Death of the owner
- Transfer of the property
- Owner ceases to use property as a permanent residence

#### Are there any exceptions to these Circuit Breaker disqualifying events?

- Death is not a disqualifying event if ownership passes to a co-owner or spouse
- Transfer is not a disqualifying event if title passes to a co-owner or to a spouse as a result of a divorce proceeding