

Frequently Asked Questions About Real Estate Tax Reduction

Q IS IT TRUE THAT ONCE I TURN 65 MY TAXES CAN BE FROZEN?

A No. There is no longer a program that freezes taxes for those now becoming 65. You can, however, get a reduction on your taxes.

Q HOW DO I QUALIFY FOR A REDUCTION?

A You must be the age of 65 by December 31, 2011 or totally disabled, and meet the income requirements set by the state. This is a state program; the Town administers the paperwork.

Q WHAT ARE THE INCOME REQUIREMENTS?

A Income limits are \$32,300 for a single person and \$39,500 for a married couple. This income includes your Social Security and Medicare benefits.

Q ARE THERE ANY OTHER REQUIREMENT THAT I MUST MEET?

A Yes. You must also meet the residency requirement. Your legal residence must be in West Hartford. You must have owned the property at least one year or have life tenancy and be responsible for paying the taxes. If you own property in another state, you cannot be receiving any type of tax credit or exemptions in that state.

Q WHAT DO YOU NEED AS “PROOF” OF MY INCOME?

A If you file an income tax return, we will need a complete copy for our files and the 1099 forms from Social Security.

If you do not file an income tax return, we will need copies (to keep) of all your 1099 forms for Social Security: pensions, dividends, interest, rental income receipts, non-taxable income.

Q HOW DO I APPLY FOR THE TAX CREDIT AND HOW MUCH WILL IT BE?

A To get your tax credit you must come in to the Assessor’s Office, Room 142 of Town Hall, with proof of your income. The Assessor’s Office will be available to fill out applications between the hours of 8:30 am and 4:30 pm, Mondays and Wednesdays; 7:30 am and 4:30 on Tuesdays and 8:30 am and 7:00 pm on Thursdays. For first time applicants, we will fill out the application with you. Once we get your income information recorded, we will be able to give you a general idea of the amount of your credit.

The amount of the credit depends on your income. It works on a sliding scale – the lower your income, the higher the benefit. The minimum benefit you would receive is \$150 for married couples and single persons. The maximum is \$1,250 for married couples and \$1,000 for single persons.

Q WHEN DO I HAVE TO COME IN TO APPLY FOR THIS?

A The application period is only from February 1 through May 15, 2012.

Q DO I HAVE TO REAPPLY FOR THIS PROGRAM?

A Yes. You must reapply every two years, unless your income changes substantially from one year to the next. We will notify you when it is your year to reapply. We will send you an application to notify you that it is time to reapply for this benefit.

Q HOW DO I GET IN TOUCH WITH THE ASSESSOR’S OFFICE IF I HAVE QUESTIONS?

A Call 860-561-7414. We will assist you.