

Qualifications for Real Estate Tax Relief for the Elderly and Disabled

Charles City County

- Applicant must own the property as of December 31.
- The property must be the only residence owned by the applicant.
- Applicant must be 65 years or older OR permanently disabled by December 31.
- The gross combined income of applicant, spouse and anyone living in the home cannot exceed \$50,000.
- The net financial worth of the applicant and spouse cannot exceed \$150,000 excluding five acres of land and the residence.
- Applications are due by March 1.
- Applicant must live in the home to qualify.

For more information, contact the Commissioner of Revenue's office at 804-652-2161.

Chesterfield County

- You must be 65 or older as of December 31 of the preceding year or be totally and permanently disabled as of the same date.
- All owners must live in the household.
- You must live in the home and it must be your primary residence.
- The total gross income of all occupants of the home must not exceed \$52,000 from all sources, taxable or non-taxable.
- For property jointly owned by husband and wife or by a single taxpayer, the combined net worth of the owner(s) and spouse(s), excluding the value of the home and up to ten acres of land upon which the land is situated, must not exceed \$350,000.
- For property jointly owned by co-owners (other than husband and wife), the combined net worth of the owners must not exceed \$324,075, without any exclusion for the dwelling and land.
- First time applicants must apply by December 31.
- Renewal applications must be filed by April 1.

Click here for more information or to download an application. You may also contact the Commissioner of the Revenue's office at 804-748-1281.

<http://www.chesterfield.gov/content2.aspx?id=9769>

Goochland County

- The property owner must be at least 65 years of age or determined to be permanently or totally disabled by December 31 of the year preceding the tax year for which assistance is requested.

- As of December 31 of the year preceding the tax year for which assistance is requested, the taxpayer must be a Goochland County resident and said property must be occupied as the sole dwelling of the taxpayer.
- The total combined income from all sources of the taxpayer, spouse, and all relatives living in the home may not exceed \$67,000 in the year preceding the tax year for which assistance is requested. However, the first \$10,000 of income of each relative (excluding the spouse) living in the home with the homeowner may be excluded in computing income.
- The net combined financial worth of the owner and spouse may not exceed \$250,000. The value of the house and one acre of land, which it is located, is not included in computing the net worth.
- Taxpayers seeking assistance must file annually on forms to be made available by the Commissioner of Revenue. These forms are due by March 1 of each year.
- Persons under the age of 65 claiming the exemption must present certification from the Veterans Administration, the Railroad Retirement Board, Social Security Administration or a sworn affidavit by two medical doctors to the effect that such person is permanently and totally disabled.

Click here for more information or to download an application. You may also contact the Commissioner of Revenue's office at 804-556-5807.

<http://www.goochlandva.us/324/commissioner-of-the-revenue>

Hanover County

- Applicants must be 65 years of age or permanently and totally disabled on December 31 of the previous year.
- The property for which tax exemption is claimed must be owned or partially owned and lived in by the applicant on December 31 of the previous year. If the applicant is in a hospital or extended care facility they may still qualify as long as the house is not rented or leased.
- Gross combined income cannot exceed \$50,000.
- Income of relatives (other than the spouse) living in the house over and above \$10,000 must be included in the gross income.
- Net worth cannot exceed \$200,000.
- The house and up to ten acres are excluded from the \$200,000 net worth value.
- Applications are filed annually between January 15 – March 1.
- Once an application is on file, an affidavit is filed for the following two years.

A new application is necessary only every third year. Click here for more information or to download an application. You may also contact the Commissioner of Revenue's office at 804-364-6128.

<http://www.hanovercounty.gov/Taxes/Real-Estate-Tax-Relief/>

Henrico County

- The applicant(s) occupying the dwelling and holding title must be 65 years or older, or permanently and totally disabled, as of December 31.
- Maximum taxable income is \$67,000.
- Maximum net worth allowed is \$350,000.
- Applicant(s) must be at least 65 years of age **OR** 100 percent permanently and totally disabled.
- Applicant(s) must occupy as the sole dwelling the residence in question.
- Applicant(s) must hold title to the residence.
- Applicant(s) and spouse may not have a combined taxable income exceeding \$67,000, including Social Security.
- The income of relatives living in the dwelling must be included in the taxable income total excluding the first \$10,000 of the relative's earnings.
- Maximum net worth of resident, spouse, and relatives may not exceed \$350,000.
- Applicants applying who share ownership of the residence or other unrelated persons living in the residence, but not married to applicant, must **all apply** and must **all qualify** to receive eligibility for REAP.
- Applications must be filed by April 1 annually with the Revenue Division.
- The person(s) claiming exemption must hold the title to the property for which the exemption is claimed as of December 31.

Click here for more information or to download an application. You may also contact Henrico's Finance office at 804-501-5580.

<http://www.co.henrico.va.us/finance/real-estate/real-estate-advantage-program-reap/>

New Kent County

There are two tax relief programs offered in New Kent. The first is the tax exemption for the elderly or totally disabled. If you qualify for this program, the amount of exemption is based upon the table below. The taxpayer is responsible for any remaining amount of tax over the exemption.

(Income) - Exemption

(\$0 - \$15,000) - \$800

(\$15,000.01 - \$25,000) - \$650

(\$25,000.01 - \$35,000) - \$500

(\$35,000.01+) - \$350

The second program available is the tax deferral program. If you qualify for this program, all of the tax due is deferred. The deferred taxes, including interest, must be paid back within 1 year of the participants' death.

Click here for more information or to download an application. You may also contact the Commissioner of Revenue's office at 804-966-9610.

<http://va-newkentcounty.civicplus.com/index.aspx?NID=191>

Powhatan County

- You must sign up in person for the program between January 1 and March 1 each year.
- Applicants must be 65 years of age by December 31 of the previous year or handicapped.
- Total household gross income is less than \$50,000.
- Total net worth, excluding home and one acre, is less than \$200,000.

Click here for more information or to download an application. You may also contact the Commissioner of Revenue's office 804-598-5616.

<http://www.powhatanva.com/214/real-estate-tax-relief>

City of Richmond

For Applicants Seeking Relief Because of Permanent and Total Disability:

The applicant must be permanently and totally disabled as of December 31 of the preceding year. Certified proof of disability must be provided. Acceptable types of proof include a statement from Social Security Administration or a sworn affidavit by two medical doctors licensed to practice medicine in the Commonwealth of Virginia to the effect that the person is permanently and totally disabled.

For All Applicants:

- The applicant must be **at least 65 years old** or **permanently and totally disabled** by December 31st of the preceding year.
- The applicant **must reside on the property** and either be an owner or partial owner of the property as of January 1st of the taxable year.
- Gross combined income of applicant(s), the spouse, and relatives living in the house cannot exceed **\$50,000**.
- Combined financial worth (assets) of the applicant and spouse may not exceed **\$200,000**.
- The value of the house and up to one (1) acre of land is excluded from the financial worth calculation.
- All income of the owners and relatives must be included in the gross combined income; however, the first \$10,000 of income of each relative (other than the applicant/spouse) is excluded.
- A new application is required every three years. A signed certification form will be required annually to continue your tax relief status between applications. All significant changes to your income, net worth, or other conditions must be reported immediately.
- If a family member or any other individual is acting on the behalf of the applicant, a completed copy of the legal Power-of-Attorney is required in order to process the application.
- In the event that the applicant, co-applicant or co-owner is deceased (between January 1 and December 31), please include a copy of the Death Certificate or the date of death if applicable.

To download an application go to:

<http://www.richmondgov.com/Finance/forms/TaxReliefApplication.pdf>

You may also contact the Finance office at 804-646-5700.

****This is only a brief overview of each locality's requirements. For more detailed information, contact the locality from which relief is sought.****