

CITY OF LEBANON

TAX EXEMPTIONS, CREDITS & DEFERRALS

SUBMIT AFTER DECEMBER 31, 2011, BUT NO LATER THAN APRIL 15, 2012 UNLESS OTHERWISE STATED

The following tax exemptions, credits and deferrals are allowed by statute and have been adopted by the Lebanon City Council.

ELDERLY EXEMPTION: CHAPTER 72:39-b

Criteria:

1. Applicant must be 65 years old before April 1 of the tax year for which the application is being made.
2. **Income** cannot exceed **\$36,800 per year**. Income includes social security, retirement/pension payments, wages, dividend and interest income, support from others, and/or rental income. **Not included** are life insurance paid on the death of an insured; expenses and costs incurred in the course of conducting a business enterprise; and proceeds from the sale of assets. You may be asked to provide a copy of your Federal and State Income Tax returns. The income limit was set by the City Council at a meeting held on February 7, 2001.
3. **Net Assets** (excluding the value of your actual residence) may not exceed **\$100,000** (effective 4/1/98). This includes checking accounts, savings, IRAs, CDs, stocks, bonds, expensive jewelry, cars, other real estate, including rental units attached to your primary residence. You can only exclude up to two acres, or the minimum zoning lot size for a residence in your zoning district. The remainder of the land is included in the \$100,000 limit at the fair market value *and not the assessed value*. "Net assets" means the value of all assets, tangible and intangible, minus the value of any good faith encumbrances. The asset limit was set by the City Council at a meeting held on February 7, 2001.
4. You must have resided in the state for at least three (3) years and owned your home individually or jointly on April 1st in the tax year for which you are applying. If the real estate is owned by your spouse, you must have been married for at least 5 years.

APPLICATIONS FOR EXEMPTION: *Must be filed by April 15, and not afterwards*, for the current tax year. The application is permanent as long as you own your home or until your financial circumstances change. The Board of Assessors may review your application during subsequent tax years to determine continuation of eligibility. You must notify the Assessing Staff if you no longer qualify because of changes in income or assets.

EXEMPTION AMOUNTS: (Age as of April 1 of current tax year)

65 - 74 years of age:	\$ 45,000
75 - 79 years of age:	\$ 80,000
80+ years of age:	\$ 170,000

The amount of the exemption is subtracted from the total assessment before the tax rate is applied. The exemption amount was set by the City Council on December 07, 2005.

BLIND EXEMPTION: CHAPTER 72:37 Must have a certificate from the Blind Services Division of the Vocational Rehabilitation Division of the State Education Department. Exemption amount is \$21,000. Owner must reside at property for which exemption is claimed.

VETERAN CREDITS: Credits ranging from \$100 in taxes to a total exemption of taxes are available for those meeting the requirements as set by State law. The veteran must have been a NH resident for 1 year preceding April 1 of the tax year and owned the property on April 1. A copy of the veteran's proof of service (Form DD 214) is required.

A. Basic: Veteran; Spouse; Widow (72:28) - \$100

B. Service Connected Total & Permanent Disability [72:35-IV(a)] - \$1,400

C. Surviving spouse of any person who was killed or who died while on active duty in the armed forces of the U.S. (72:29-a-I) - \$700

D. Total Exemption - Must meet all requirements under Chapter 72:36-a (Examples: double amputee, paraplegic, or blindness in both eyes as result of service connection and who owns a specially adapted homestead acquired with VA assistance.)

TAX DEFERRAL FOR ELDERLY & DISABLED: CHAPTER 72:38-a The Board of Assessors may annually grant a person qualified under this paragraph a tax lien for all or part of the taxes due, plus annual interest at five (5%) percent, if in their opinion the tax liability causes the taxpayer an undue hardship or possible loss of the property. The total of tax liens on a particular property shall not be more than 85 percent of its equity value. Residency requirement: Disabled ~ owned homestead for at least one year. Elderly ~ owned homestead at least 5 consecutive years. Deadline for applications is March 1 following final tax bill.

HARDSHIP ABATEMENT: CHAPTER 76:16 The Board of Assessors may abate for good cause in those instances where it is deemed that a taxpayer is unable to pay all or a portion of his taxes. This abatement is usually granted in *extreme* circumstances and is generally of the nonrecurring type. The deadline is March 1 following the final tax bill.

Copies of NH RSAs may be obtained from the Assessing Office or online at www.gencourt.state.nh.us.

CHANGE OF RESIDENCE: In the event a property owner who receives an exemption and/or credit sells his property and purchases another at a later date within Lebanon, or moves to another property owned by him, the **property owner** has the responsibility of notifying the Assessing office in order to continue receiving the exemption or credit. A new eligibility application will be requested by the Board of Assessors.

DEADLINE: Form PA-29 must be filed by April 15th *and not afterwards*, for the current tax year. The assessing officials have until July 1st, to send notice of their decision. Failure of the assessing officials to respond shall constitute a denial of the application.

A late response or a failure to respond by assessing officials does not extend the appeal period.

APPEAL PROCEDURE: If an application for a property tax exemption or tax credit is denied by the town/city, an applicant may appeal in writing on or before **September 1st** *following* the date of notice of tax under RSA 72:1-d to the New Hampshire Board of Tax and Land Appeals (BTLA) or to the Superior Court. Example: If you were denied an exemption for your 2010 property taxes, you have until September 1st, to appeal.

FORMS: for appealing to the BTLA may be obtained from the NH BTLA, 107 Pleasant Street, Concord, NH 03301, their web site at www.nh.gov/btla or by calling (603) 271-2578. Be sure to specify **EXEMPTION APPEAL**.