

The Taney County Senior Real Estate Relief Program

The Taney County Commission voted and passed an ordinance for the Senior Tax Credit on May 20, 2024. The Taney County Commission voted and passed an amended ordinance, on 10/7/2024, to adopt the modifications and clarifications due to Senate Bill 756.

An eligible taxpayer is defined as a Taney County, Missouri resident who:

- Is sixty-two (62) years of age or older in the initial credit year; and
- Is an owner of record of a homestead or has a legal or equitable interest in such property as evidenced by a written instrument; and
- Is liable for the payment of real property taxes on such homestead and
- The homestead must be occupied by an eligible taxpayer as their primary residence.

Eligible taxpayers who apply for and qualify for the Taney County Senior Real Estate Tax Relief Program will receive a credit equal to the difference between an eligible taxpayer's real property tax liability on such taxpayer's homestead for a given tax year, and the real property tax liability on such homestead in the year that the taxpayer became an eligible taxpayer.

For eligible taxpayers as of January 1, 2025, the credit will be calculated by using 2024 as the base tax year. Any eligible credit amount would be applied to the 2025 real estate tax statement.

The application process will begin January 1, 2025 and applications must be received, in the Collector's office by 5:00 pm June 30, 2025, to receive credit on your 2025 Real Estate tax statement.

Applications can be picked up in person at the Collector's office or printed from my website: **taneycountycollector.com**

If you need me to mail you an application, please send me a request with a self-addressed, stamped envelope.

All, applications must be signed in the presence of a notary public. The Collector's office will have a notary available 8-4 during business days.

Questions regarding the program may be emailed to:
collector@taneycountymo.gov

Most questions can be answered, by referring to the Senior Real Estate Tax Relief Program FAQs, for more information.

FREQUENTLY ASKED QUESTIONS

1. Do I have to apply for the Senior Real Estate Tax Relief Program?

Yes. The program is voluntary. You will need to submit an initial application along with supporting documentation to the Collector's office. Eligible taxpayers will need to submit a renewal application for subsequent tax years to continue receiving eligible credits. All applications must be signed in the presence of a notary public.

2. When would I receive my tax credit?

For eligible taxpayers that submit an application by June 30, 2025, your Base year will be 2024 and any eligible credit amount will be applied to your 2025 tax statement. Please know that these are credits that will be applied to your tax statement, **not** refunds of taxes paid.

3. What is an "Eligible Taxpayer"?

A resident of Taney County, Missouri who is sixty-two (62) years of age or older in the initial credit year.

Is an owner of record of a homestead or has a legal or equitable interest in such property as evidenced by a written instrument; and

Is liable for the payment of real property taxes on such Homestead.

4. What is my "Eligible Credit Amount"?

The Eligible Credit Amount is the difference between the Eligible Taxpayer's real property tax liability on the taxpayer's Homestead for a given tax year (minus exclusions) and the property tax liability on the said Homestead in the year that the taxpayer became an Eligible Taxpayer.

*The tax credit will only apply to the residential portion of the tax statement. The tax credit **does not** apply to the Agriculture and Commercial portions*

5. What is a Homestead?

A Homestead is the real estate property occupied by an Eligible Taxpayer as their primary residence. Mobile homes that are assessed as personal property are not considered real estate property for purposes of the homestead definition.

6. Can an Eligible Taxpayer claim more than one primary residence for purposes of this credit?

No. Eligible Taxpayers shall only claim 1 primary residence in Missouri as their Homestead.

7. How do I apply for this Tax Credit?

The application process will begin January 1, 2025. Completed applications along with required supporting documentation, must be received in the Collector's office, by 5:00 pm June 30, 2025, to receive credit on your 2025 Real Estate tax statement.

Applications can be picked up in person at the Collector's office or printed from my website:

taneycountycollector.com

If you need me to mail you an application, please send me a request with a self-addressed, stamped envelope.

All applications must be signed in the presence of a notary public. The Collector's office will have a notary available 8-4 during business days.

8. Will I need to reapply for the credit each year?

Yes. Renewal applications will be a short form and will be due by June 30, 2026.

9. What supporting documents must be submitted with my application?

***Paid 2024 Real Estate Tax receipt** (on primary residence)

***Proof of Age** (include a copy of 1 of the following)

Driver's license

Passport

Birth Certificate

***Proof of Residency** showing the address of the homestead being claimed

Missouri Driver's License/Missouri State ID

Voter Registration Card

***Proof of Ownership** (copy of 1 of the following)

Warranty Deed **OR** Quit Claim Deed (names applicant as owner)

Copy of Deed **AND** Copy of Trust or Operating Agreement (a written instrument showing the applicant has a legal or equitable interest in the property)

10. Once my application is approved, does that mean the amount I pay for my real estate taxes is frozen and will never go up?

No. The tax relief program does not freeze your real estate taxes or the assessed value of your home. Countywide reassessments will continue to happen every odd-numbered year. Your real estate tax liability may increase incrementally based upon changes in certain taxes which are exempt from the program, such as the State of Missouri Blind Pension Fund and voter-approved bond indebtedness levies. Your taxes may also increase due to any new

construction or improvements that would cause an increase in valuation of the overall claimed homestead, or if your homestead is annexed into a taxing jurisdiction that was not included on your tax bill in the initial credit year.

11. How will I know the amount of the tax credit I'm receiving?

Any tax credit will be noted on the annual real estate statement sent by the Taney County Collector. You will be responsible for paying the remaining amount of taxes due on the statement. The tax bills are due upon receipt and must be paid before/on December 31st to receive the credit.

Remember No tax credit shall be granted to a taxpayer that owes delinquent taxes, interest, or penalties pursuant to the Taney County Commission Amended Order & Ordinance adopted 10/7/2024

12. My real estate taxes are paid through my mortgage company. How will this credit be applied for me?

The Collector's office will notify any escrow company that requests the annual tax information for parcels that they service. This tax information will include the amount of taxes due less any applied credit. As always, it is the taxpayer's responsibility to make sure the taxes are paid timely by their escrow company.

13. My primary residence is currently enrolled in the quarterly installment plan (Pay In Advance). Can I continue to participate in the installment plan if I also receive an eligible credit?

Yes. You can continue to be enrolled in the real estate installment plan for taxes on your primary residence even if you are receiving an eligible credit.

14. What happens if I sell my home for which I was receiving eligible credits for?

The eligible credit is based on the primary residence as indicated on the application. The tax credits do not transfer to another homestead or to the new owner. If you meet the criteria for an eligible taxpayer, you will need to complete the application process for the new homestead.

15. What if only one homeowner meets the age requirement for the tax credit?

Only one homeowner needs to meet the age requirement for the household to claim the tax credit.

Both homeowners may sign the application. If the first applicant dies, the second applicant (if age 62) would continue to use the Initial Credit Year established.

Mona Cope

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