

The legislature passed a revision of the senior property tax exemption on August 2. This will increase the eligibility level so that seniors with household incomes up to \$25,000 will be eligible for a 50% reduction in property taxes (the previous income limit was \$20,500).

They also added a "Circuit Breaker" law which allows seniors with incomes up to 150% of the eligibility limit (so, \$37,500) to defer part of their property taxes. Deferred taxes are held as a lien against the property, and interest does accrue. Just like with a reverse mortgage, the lien becomes payable when the property owner moves, sells the property, or dies.

Homeowners who are eligible for both the exemption and the deferral must choose which one they want to use.