

ELDERLY AND DISABLED TAX RELIEF REVIEW COMMITTEE

REPORT AND RECOMMENDATIONS

December 1, 2009

Charles Cunningham  
Joseph Dolan (till 9/30/09)  
Joseph Equale  
Gerald Holdridge  
David Lisowski (from 10/1/09)  
Cathy Pierce  
Toni Wiseman  
Judy Zucker, chairman

## History

In 1974 the Town of Wilton adopted its first elderly tax relief ordinance providing a tax credit (abatement) in the amount of \$610 for seniors age 65 and older who had resided in Wilton for at least five years. That program was not a needs-based program; it lasted only two years.

In 1976 the first program of tax credits based on income eligibility requirements was instituted. The first tax deferral (postponement) opportunity was added for fiscal year 1997 as an alternative to the tax credit. Since fiscal year 2002 eligible taxpayers may take advantage of both credit and deferral benefits.

Over the years, amendments to Wilton's elderly and disabled tax relief ordinance have featured adjustments in the income eligibility levels, the credit amounts and the deferral percentages. The most recent amendments were adopted on October 1, 2007, effective fiscal year 2009. The current ordinance, sections 26A-1 through 26A-10.5 of the Wilton Code entitled "Tax Relief for the Elderly and Disabled," is attached as Appendix A.

Appendix B entitled "Elderly and Disabled Tax Relief: FY 1997 – FY 2010" provides a history in terms of participation and total dollar benefits from Fiscal Year 1997 through Fiscal Year 2010. Appendix C entitled "History of Wilton Tax Deferrals as of November 15, 2009" examines the entire history of the tax deferral program from Fiscal Year 1997 to date. Appendix D entitled "Elderly and Disabled Tax Relief: FY 2010" analyzes the current participant pool.

## The Committee Study

On July 7, 2009 the Board of Selectmen appointed a seven-person study committee charged with the task of reviewing Wilton's Tax Relief Program for the Elderly and Disabled. The Selectmen's charge, attached as Appendix E, directed the committee "to determine if any changes are required to more effectively assist Wilton's elderly and disabled citizens" and to maintain the requirement that the program be "needs-based." The committee held its first meeting on July 9<sup>th</sup> and has met weekly since that date.

The committee undertook a study of the elderly and disabled tax relief programs in the 27 towns, including Wilton, that constitute the State of Connecticut District Reference Groups A and B. A simplistic but serious conclusion is that no two towns have exactly the same program(s). The variations are set forth in Appendix H entitled “Elderly and Disabled Tax Relief Programs (Local Option) FY 2010.” The core credit program is common to 26 towns. Within that core, the towns of Weston, Fairfield and Easton offer a maximum credit amount higher than the Wilton figure of \$3,700. Within that core, the maximum income eligibility in the towns of Easton, Newtown and Woodbridge exceeds the Wilton figure of \$63,400. The two towns of Redding and Ridgefield impose no income requirement.

The committee also invited Wilton citizens to express their opinions on the topic of elderly and disabled tax relief at two well-attended forums (1:30 p.m. and 7:30 p.m.) on September 10<sup>th</sup>. Thirty-one people attended the afternoon session; twenty-one people attended the evening session. Several constructive comments led to changes that have been incorporated within the committee’s recommendations. Some speakers opposed the needs-based requirement included in the Selectmen’s charge. Recordings of both sessions are available at [www.wiltonct.org](http://www.wiltonct.org) under “Boards” and then “Elderly and Disabled Tax Relief.”

### Wilton Demographics

The committee analyzed demographic data included in the Claritas Inc. report entitled “Senior Life” and dated July 27, 2009, copies of which are available in the First Selectman’s office.

Wilton’s estimated 2009 population totals 17,696, showing little growth since the 2000 census count of 17,645. However the town’s population has gotten older; the number of residents aged 65+ has increased from 12.2% of the population (2,146) in 2000 to 13.6% (2,409) in 2009.

In terms of the estimated 5,809 households in 2009, 22.3% (1297) are age 65 or older. Of those 65+ households, 39.6% (513) have incomes below \$75,000 (which could qualify them for some form of elderly tax relief under the current ordinance.) It is worth noting that although the total senior population age 65+ is growing, the percentage of 65+ households with income under \$75,000 is shrinking from 49.1% (2000 census) to 39.6% (2009 estimate.)

Median household income statistics reveal distinct declining income relative to aging with precipitous reduction at age 75. The overall median household income for 2009 is estimated to be \$182,481. For households aged 65+ that median income figure drops to \$95,815. The most marked decline occurs in the households aged 75 to 79 when the median income is reduced to \$66,250 and again in the 85+ households when the median income drops to only \$57,727. In other terms, the percentage of households with income of less than \$75,000 increases dramatically from 23% of those under age 70 to more than 68% of those age 85+, demonstrating the increasing financial vulnerability of the aging senior population. An analysis of the participants who benefit from the current elderly and disabled tax relief program indicates that 69% are age 75 and over; 28% are age 85 and over.

As shown in Appendix B for fiscal year 2010, 235 households are currently receiving tax credits (24 of whom are also deferring a portion of their tax) and four households are benefitting only from deferral. Participation by a total of 239 households, compared to the total number of eligible 65+ households, adjusted to exclude the impact of rental units included in the Claritas analysis, yields an overall participation rate of 52% for tax credits and 6% for tax deferrals. Very low participation by higher income seniors in the tax deferral program is a factor in reducing overall participation rates. Despite recent program modifications, continued publicity efforts and the downturn in the economy participation rates are only now returning to levels seen in fiscal year 2005. The committee concludes that a significant number of Wilton's elderly taxpayers who would be eligible for tax relief fail to apply for the benefits.

## Recommendations

The committee's recommendations fall into the following categories:

1. Definition of qualifying income
2. Tax credit program
3. Tax deferral program
4. Miscellaneous provisions

### Recommendation #1: Definition of qualifying income

The definition and calculation of qualifying income proposed by the committee recognizes facts and circumstances that facilitate administration of a needs-based tax relief program for the elderly and disabled. The U.S. individual income tax return (Form 1040) remains the primary document in support of an application for benefits. The definitions, instructions and calculations imbedded in the Form 1040 still apply. In lieu of a copy of an actual tax return, applicants who are not required to file will sign an affidavit attesting to their income and will provide supporting documentation.

The following changes in the method of calculating qualifying income are designed to move the program even closer to a cash basis definition of economic as opposed to taxable income. The excluded amounts generally do not represent cash outlays or economic losses in the subject tax year. The committee recommends that the following be excluded from the calculation:

- Trade or business and rental property losses; and
- Deduction for depreciation on property used in a trade or business.

In consideration of the costly burden on the elderly and disabled created by disproportionate spending on medical care and related expenses, the committee also recommends that all applicants may deduct from their adjusted gross income (AGI) medical expenses in excess of 7 ½ % of AGI (or the equivalent for applicants who are not required to file Form 1040.)

One further change in the calculation of qualifying income departs from the Form 1040 definitions and instructions. This recommendation is based upon the two-fold observation that (1) with advancing age and increasing needs come new and different demands upon disposable income associated with personal care, transportation and home maintenance; and (2) median household income drops drastically in the case of the 75+ senior population. The committee therefore proposes that applicants who are 75 years old and over be permitted a special deduction from adjusted gross income in the flat amount of two thousand dollars (\$2,000).

Suggested changes in the language of section 26A-2, paragraph E of the current ordinance to reflect the committee's recommendations are highlighted in color on Appendix F entitled "Revised Definition of Qualifying Income for Section 26A-2.E." A worksheet for purposes of calculating qualifying income is included as Appendix G, entitled "Qualifying Income Worksheet."

The committee acknowledges that the changes in definition and methods of calculating income will affect the total dollar value of the elderly and disabled tax relief credit and deferral programs. Underlying the financial analysis, in recommendation #1 and in all other recommendations contained in this report, are the following assumptions:

- The participant pool remains unchanged from fiscal year 2010.
- There is no change in reported income or in mill rate.
- Required documentation for the revised income calculation is limited.
- There is no consideration for the potential of an expanded applicant pool.

Incorporating the changes in qualifying income based upon the Form 1040 definitions and instructions is estimated to increase the total value of the tax relief by approximately \$26,000. The impact is increased by an additional \$18,000 attributable to the \$2,000 deduction available to persons aged 75 and over, for a combined total of \$44,000.

Recommendation #2: Tax credit program

If there is no change in the ordinance for fiscal year 2011, the program’s tax credits will be based on the fiscal year 2010 income brackets without change because the Social Security Administration has announced that there will be no cost-of-living adjustment in the calendar year 2010 social security payments. However the credit amounts will be revised to reflect the 1.4% increase in mill rate for fiscal year 2010 as compared to the mill rate for fiscal year 2009. That comparison is set forth below.

<u>Income Brackets</u>	<u>Credit FY 2010</u>	<u>Credit FY 2011</u>
\$0 - \$38,100	\$3,700	\$3,750
\$38,101 - \$50,800	\$1,850	\$1,900
\$50,801 - \$63,400	\$1,050	\$1,050

Without change in the ordinance the automatic adjustment in tax credit amounts will add approximately \$9,000 to the total dollar value of the program.

The committee recommends the following three changes in the tax credit program:

- a) Increase the qualifying income limit for those entitled to maximum credit to \$39,500 and the qualifying income limit for the overall program to \$74,999;
- b) Increase the maximum credit to \$4,000; and
- c) Eliminate the current “cliffs” and sharp drops in credit amount created by the three tiers of income eligibility.

a) In a move to better serve the Town’s neediest elderly and disabled, the committee recommends increasing the qualifying income limit for those entitled to maximum credit from \$38,100 to \$39,500 for fiscal year 2011. In recommending \$39,500, the committee is adopting, as the upper qualifying limit of the category entitled to maximum credit, the figure used by the State of Connecticut “circuit breaker” program of elderly and totally disabled tax relief to define the maximum qualifying income for a married couple for fiscal year 2011 benefits. In each subsequent fiscal year the upper qualifying limit for those entitled to the maximum Wilton tax credit would equal the maximum qualifying income under the State program for the same fiscal year.

The committee also recommends extending the reach of the overall credit program from the qualifying income limit of \$63,400 to a qualifying income limit of \$74,999. The recommendation to increase the maximum qualifying income to \$74,999 is made in recognition of the changes in median household income for the 65+ population. In each subsequent fiscal year the qualifying income limit for the overall credit program would be adjusted by the percentage increase in social security applied by the State in its “circuit breaker” program for the same fiscal year, rounded to the nearest hundred dollars.

b) The committee recommends increasing the maximum credit from \$3,750 to \$4,000 for fiscal year 2011. That maximum credit would be available to the neediest applicants, those with qualifying income up to and including \$39,500. In each subsequent fiscal year the maximum credit amount will continue to be adjusted by the percentage increase in the mill rate, except in a revaluation year, in accordance with the terms of the current ordinance.

c) The committee proposes a new method of calculating the credit amount for those participants with qualifying income ranging from \$39,501 to \$74,999. The application of a formulaic curve is intended to eliminate the sharp drops in credit resulting from the current stepped income brackets and to replace the “cliffs” with a gradual change in slope.

The following formula is recommended:

$$\left( \frac{MI - QI}{MI - MCI} \right)^2 x MC$$

- MI = Maximum Income for zero credit (\$75,000 per the committee’s proposal)
- QI = Qualifying Income (based on the committee’s revised income definition)
- MCI = Maximum Credit Income for highest credit amount (\$39,500 per the committee’s proposal)
- MC = Maximum Credit (\$4,000 per the committee’s proposal)
- 2 = Exponent ( The committee ran several tests and determined that the exponent "2" provides a reasonable balance between needs and dollar outcome.)

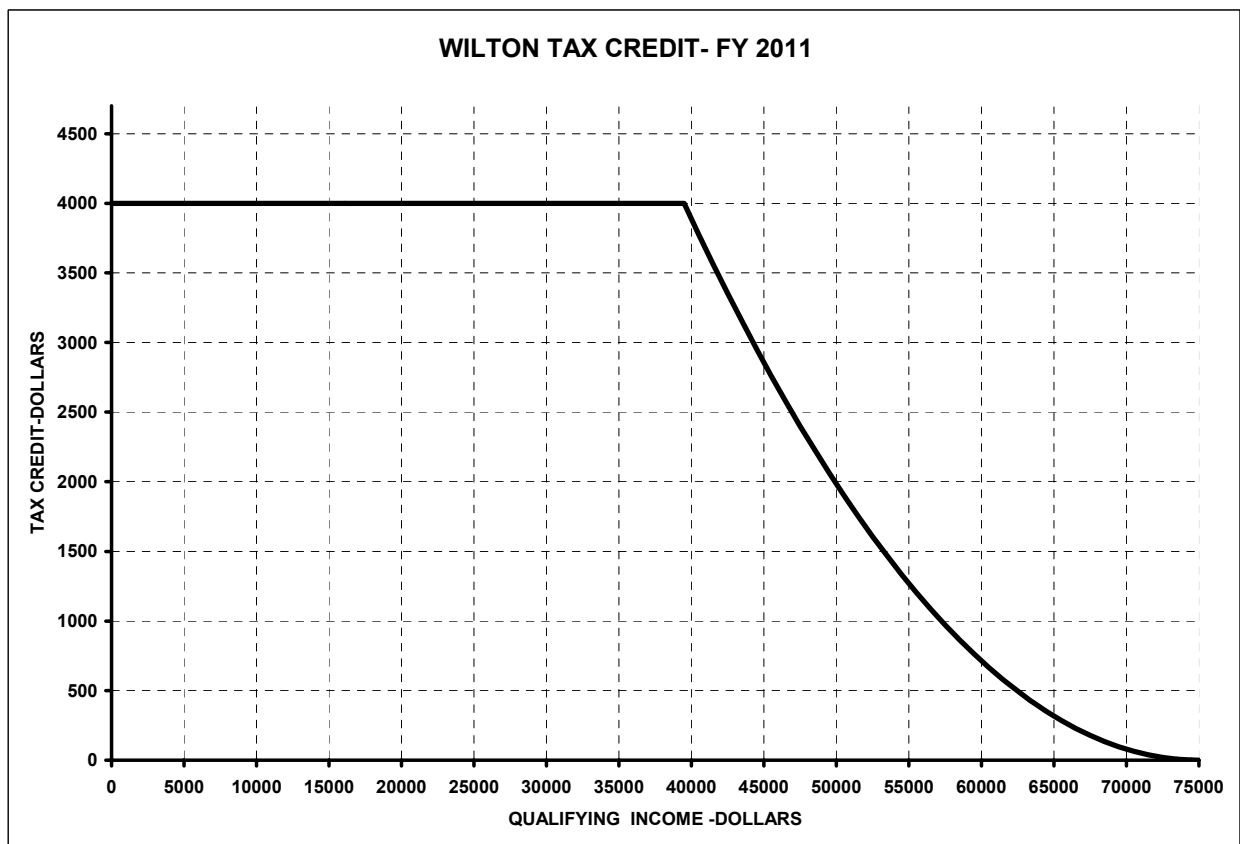
As an example, in the case of an applicant with a qualifying income of \$45,000, a tax credit in the amount of \$2,857 would result from the following application of the formula:

$$\left( \frac{75000 - 45000}{75000 - 39500} \right)^2 \times 4000 = \$2,857$$

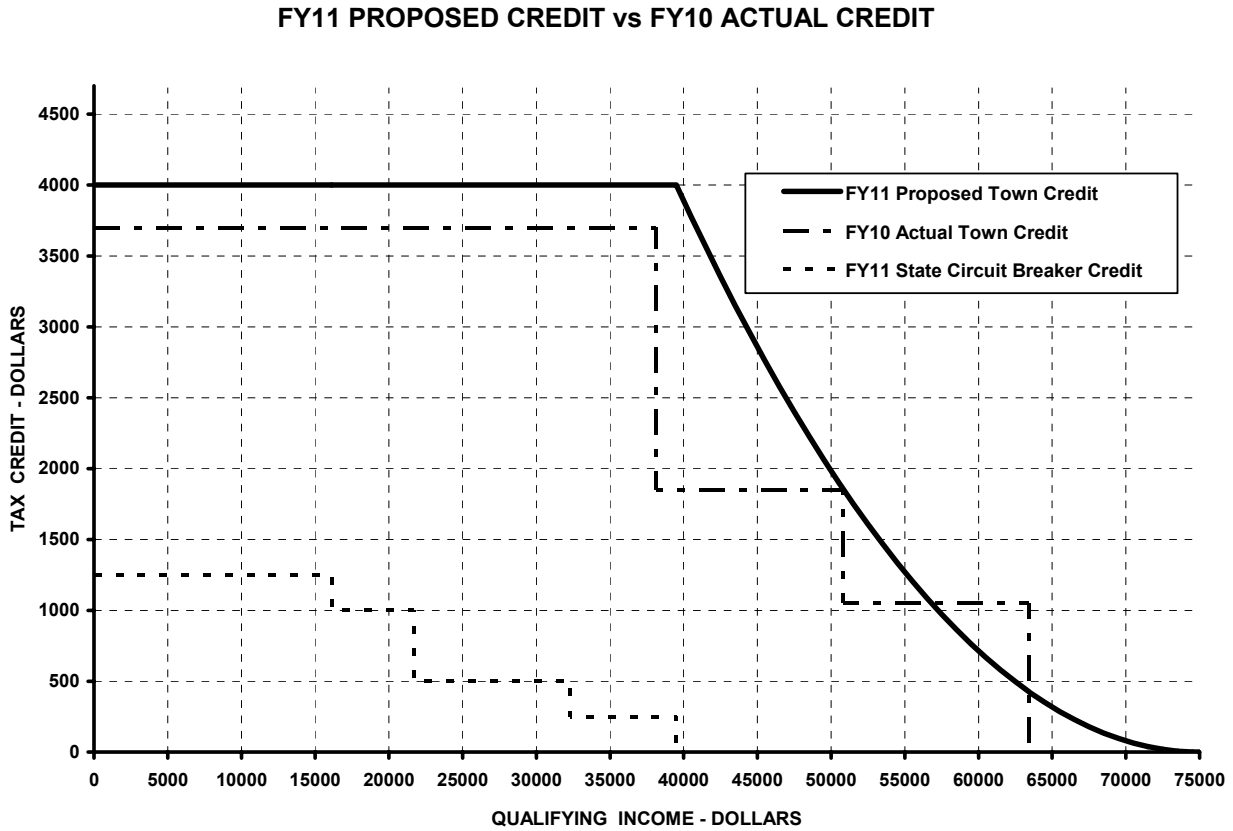
The table below provides examples of benefits under the committee’s tax credit plan.

<u>Qualifying Income</u>	<u>Tax Credit</u>
\$0	\$4,000
\$39,500	\$4,000
\$45,000	\$2,857
\$50,000	\$1,984
\$65,000	\$ 317
\$70,000	\$ 80

The graph below illustrates the committee’s recommendations for the elderly and disabled tax credit program for fiscal year 2011. The maximum credit is \$4,000 for qualifying incomes equal to or less than \$39,500. Tax credits for qualifying incomes from \$39,501 to \$74,999, calculated using the formula described above, can be approximated from the graph. The maximum qualifying income for any credit is \$75,000 at which point the tax credit is zero.



The following graph compares the actual fiscal year 2010 credits to the proposed fiscal year 2011 credits and shows the State “circuit breaker” credits for fiscal year 2011.



Appendix B indicates that the total dollar impact of the elderly and disabled tax credit program for the current fiscal year (FY 2010) is \$598,400. The committee’s financial analysis for FY 2011 is based on the assumptions referenced earlier. The committee estimates that incorporating the “do nothing” automatic increase in credit amounts (\$9,000), the proposed changes in income definition and calculation (\$44,000), and the recommended revisions within the credit program (\$112,000) would add approximately \$165,000 for an estimated total of \$763,400 for the fiscal year 2011 tax credit program.

### Recommendation #3: Tax deferral program

If no changes are made to the current ordinance, for fiscal year 2011 eligible taxpayers with income not to exceed \$63,400 will be able to defer up to 100% of real estate taxes remaining after application of state and town credits. Those with qualifying income ranging from \$63,401 to \$81,100 will be able to defer up to 75%. The interest rate will remain at 5%.

The committee proposals for change are designed to increase participation in the heretofore undersubscribed tax relief program. Examination of the history of deferral activity, as shown on Appendix C, reveals a peak of 32 participating households in the fiscal years 2008 and 2009 and an average of 21 participating households per year over the 14-year life of the program.

While tax deferral affords the participating taxpayer the advantages of improved cash flow and increased disposable income, the impact on Town revenues over the long term is neutral. All deferred tax dollars are ultimately paid to the Town upon the happening of specified trigger events, such as the death of the participant or the transfer of the subject property. Appendix C indicates that since the first year of the deferral program (GL 1995/FY 1997), payment of real estate taxes in the total amount of \$1,362,432 was postponed. As of November 15, 2009 actual pay-off receipts since that time amount to \$576,611, or 42.3% of the original sums deferred. The pay-off percentage relating to the earliest five years of the program is almost twice that, or 83%.

The committee recommends the following four changes in the deferral program:

- a) Increase in income eligibility levels;
  - b) Reduction of the interest rate to zero;
  - c) Providing a grace period prior to imposing the delinquency interest rate upon death of a participant; and
  - d) Adding an annual program cap.
- a) The proposed increase in income eligibility levels would allow homeowners with income no greater than \$74,999 to defer up to 100% of real estates taxes remaining after application of any State and local credits. Considering that the median income of Wilton households aged 65+ is \$95,815, the committee recommends that deferral up to 75% be available to

homeowners with income in the \$75,000 to \$100,000 range. Adjustments in income levels would follow the adjustments required under the tax credit program.

b) The committee recommends the reduction of the interest rate to zero partly in recognition of the fact that the Town does not borrow to cover the annual “cost” of the deferred principal and therefore does not incur indebtedness expense related to the deferral tax relief program.

Equally important is the observation that elimination of the interest charge will provide a major incentive for eligible taxpayers who may have feared the negative impact of additional interest obligations. Wilton would not be unique in eliminating the interest charge. Trumbull currently charges no interest in its local elderly and disabled tax deferral program.

In the interest of flexibility, the committee acknowledges that the ordinance should retain the provision that permits the Board of Selectmen to adjust the interest rate no more than once a year, subject however to the following condition: that the provision shall apply no sooner than fiscal year 2013 in order to allow time to promote and evaluate the effectiveness of the reduction in interest rate to zero.

c) The current ordinance provides that all tax deferral benefits are due and payable upon death of the recipient or the transfer/conveyance of the subject real property and that upon death the unpaid principal is considered delinquent and is therefore subject to interest at the statutory rate set forth in C.G.S. section 12-146, which is currently 18%.

In recognition of the realities of estate management and the lengthy probate process and also in consideration of the stress and pain that characterize the period following death of a participant, the committee recommends the following change: deferral benefits shall be payable upon death of the recipient unless ownership passes, by will or by operation of law, to a person qualified for deferral at the time of death under the terms of the ordinance. In all other cases, a grace period of up to twelve months shall apply; program interest will accrue until one year following the date of death or the transfer of title, whichever the first to occur. Thereafter the statutory delinquency rate shall apply.

d) It is unrealistic and difficult to try to provide a meaningful estimate of the impact of the proposed changes in the deferral program. The extent of increased participation based on the

more favorable terms is subject to conjecture only. Rather than indulge in speculative guesswork, the committee suggests a cap -- for deferrals only – on the aggregate dollar value for a given fiscal year.

The committee suggests a fiscal year 2011 cap on deferrals in the amount of \$500,000, approximately three times the actual fiscal year 2010 benefit. Any cap would be subject to change, no more than once a year, by the Board of Finance subject however to the following condition: that the cap shall be reduced no earlier than fiscal year 2013 in order to allow at least two years to promote and evaluate the effectiveness of the deferral incentives provided in the committee recommendations. In the event that the aggregate dollar value of requested deferrals exceeds the cap in any given fiscal year, a pro-rata reduction will first be made among those applicants who are eligible for 75% deferral. If additional reduction is required, a pro-rata reduction will then be made among those applicants eligible for 100% deferral.

#### Recommendation #4: Miscellaneous provisions

a) The committee suggests adding a sentence to the ordinance stating that an applicant will be denied benefits if he or she is receiving tax relief as a homeowner in any other state or in any other Connecticut municipality. The language is intended to ensure that Wilton tax relief benefits are granted only to applicants whose principal home or domicile is the Wilton residence. The purpose of the new language is to clarify and reinforce existing policy and procedures; it does not represent a change.

b) The committee also recommends that as part of an application for tax relief each applicant be required to sign IRS Form 4506, allowing the Town to verify the federal tax return for the calendar year preceding the fiscal year for which tax relief is requested. Although every applicant will sign the required IRS form, the Assessor may choose to conduct a random audit or may verify as needed. The purpose of the new requirement is to ensure accuracy and full disclosure in the determination of qualifying income. Note: The Wilton ordinance currently

provides that all federal income tax returns and other evidence of qualifying income “shall not be open to public inspection.”

For further consideration

During the past five months the committee has encountered issues and concerns relating to Wilton’s senior population that do not fit within the Board of Selectmen’s charge and hence have not been addressed in this report. The committee has listened to the opinions expressed at two forums, in letters and phone calls directed to the committee and in published letters to the editors. The committee respectfully suggests that providing a needs-based tax relief program is not the only answer; and that the Selectmen devote time, attention and resources to the following:

- Study of why seniors leave Wilton
- Analysis of the economic impact on the Town of keeping seniors in their homes
- Improved transportation services for those seniors who no longer drive
- Diversity of housing opportunities appropriate for senior adults, including rentals
- Enhanced quality-of-life services for the currently underserved senior population
- Specific efforts designed to encourage the 65+ to stay in town
- Constructive response to senior voices of protest against the burden of rising taxes.

## APPENDICES

- A.....Wilton Tax Relief for the Elderly and Disabled Ordinance, as amended 10/1/07
- B.....Elderly and Disabled Tax Relief: FY 1997 - FY 2010
- C.....History of Wilton Tax Deferrals as of November 15, 2009
- D.....Elderly & Disabled Tax Relief: FY 2010
- E..... Board of Selectmen Charge
- F..... Revised Definition of Qualifying Income for Section 26A-2.E.
- G.....Qualifying Income Worksheet
- H.....Elderly and Disabled Tax Relief Programs (local option) FY 2010

## Appendix A

### Wilton Tax Relief for the Elderly and Disabled Ordinance, as amended 10/1/07

#### ARTICLE I Tax Relief for the Elderly and Disabled (§ 26A-1 - § 26A-10.5)

[Adopted 2-17-2004]

##### **§ 26A-1 Tax relief granted; purpose.**

The Town of Wilton (the Town) hereby enacts tax relief for the elderly and disabled homeowners pursuant to § 12-129n of the Connecticut General Statutes (C.G.S.) for eligible residents of the Town on the terms and conditions provided in this article. The article is enacted for the purpose of assisting elderly and/or disabled homeowners with the costs of property taxation.

##### **§ 26A-2 Qualifications for tax relief.**

##### **§ 26A-3 Form of application for tax relief.**

##### **§ 26A-4 Time of filing of application for tax relief.**

##### **§ 26A-5 Limitations on property eligible for tax relief.**

##### **§ 26A-6 Computation of tax relief.**

##### **§ 26A-7 Repayment of tax deferral benefits.**

##### **§ 26A-8 Death of applicant or conveyance of property.**

##### **§ 26A-9 Proration of tax credit or deferral.**

##### **§ 26A-10 Applicant as revocable trust.**

##### **§ 26A-10.1 Implementation of provisions; qualifying income confidentiality.**

##### **§ 26A-10.2 Relationship of tax relief to total property taxes assessed.**

##### **§ 26A-10.3 Effective date.**

##### **§ 26A-10.4 Severability.**

##### **§ 26A-10.5 Supersession of prior ordinance.**

## **§ 26A-2 Qualifications for tax relief.**

Any person who owns real property in the Town or who is liable for the payment of taxes thereon pursuant to C.G.S. § 12-48 shall be eligible for a real property tax credit or tax deferral as set forth herein, provided that all of the following conditions are met:

A. Such person has resided in a residence located in the Town for a period of one year prior to his or her application for tax relief and has been a taxpayer of the Town for one year immediately preceding the receipt of tax relief under this article.

B. The real property for which the tax credit or tax deferral is claimed must be the principal residence of such person, and such person shall be in residence therein for at least 183 days during the 12 months immediately prior to the filing of an application hereunder.

C. Said person or his or her spouse residing with said person is:

(1) Sixty-five years of age or over by December 31 of the year preceding the year in which such application is made, or said person is 60 years of age or over by December 31 of such preceding year and is the surviving spouse of a taxpayer who qualified for tax relief under this article at the time of his or her death; or

(2) Under 65 years of age and, as of December 31 of the year preceding the year in which application is made, is eligible in accordance with applicable federal regulations to receive permanent, total disability benefits under Social Security or has not been engaged in employment covered by Social Security and, accordingly, has not qualified for benefits thereunder but has become qualified for permanent total disability benefits under any federal, state or local government retirement or disability plan, including the Railroad Retirement Act (45 U.S.C.A. § 231 et seq.) and any government-related teacher's retirement plan, in which eligibility requirements for such permanent, total disability benefits are comparable to such requirements under Social Security.

D. Before any tax credit or tax deferral shall be given, such person must first have applied for tax relief under any other state statute for which he or she is eligible or shall certify at the time of filing an application for tax relief hereunder on a form provided by the Town Assessor that he or she is ineligible for such tax relief.

E. Such person shall have, individually, if unmarried, or jointly, if married (whether or not separate federal income returns were filed by said person and/or his or her spouse), during the calendar year preceding the filing of his claim, total gross income in an amount not to exceed the amounts set forth in § 26A-6 of this article. For purposes of this article, the term "total gross income" shall be defined as adjusted gross income and tax exempt interest, plus any other income as may be reportable for federal income tax purposes, as well as nontaxable income, and excluding any net operating loss (NOL) carryover reportable for federal income tax purposes. All monies received are to be considered part of total gross income unless specially excluded.

(1) Although the following list is not intended to be all-inclusive, examples of items to be included in total gross income are as follows:

(a) Wages, bonuses, commissions, gratuities, fees, self-employment net income.

(b) Gross social security, federal supplemental security income, payment for jury duty (excluding travel allowance).

(c) Dividends, interest, annuity distributions.

(d) Taxable portion of IRA distributions.

(e) Black Lung payments.

(f) Green Thumb payments.

- (g) Interest or other income produced by gifts, bequests or inheritances received.
- (h) Lottery winnings.
- (i) Net income from sale or rent of real or personal property (excluding depreciation).
- (j) Taxable pensions, veteran's pensions, railroad retirement pension.
- (k) Severance pay, unemployment compensation.
- (l) Workers' compensation.
- (m) Alimony.

(2) For purposes of this article, the following types of income are specifically excluded from total gross income:

- (a) Casualty loss reimbursements by insurance companies.
- (b) Gifts, bequests, inheritances.
- (c) Grants for disaster relief.
- (d) Income derived from volunteer service under the Domestic Volunteer Service Act of 1973, as amended.
- (e) Life insurance proceeds.
- (f) Social security income of a spouse who resides in a health-care or nursing home facility in Connecticut and who is receiving payment related to such spouse under Title IX, Medicaid.
- (g) Food stamps, fuel assistance, AFDC benefits, social security payments specifically for a minor child or other dependent individual.

(3) The failure to produce required documentation without good and reasonable cause shall result in a disqualification for benefits hereunder. No tax relief shall be given if the applicant's income exceeds applicable limits as set forth herein.

F. If such tax credit or tax deferral is claimed for permanent total disability pursuant to § 26A-2C(2) of this article, such applicant shall furnish proof of eligibility for permanent total disability benefits with each annual application for tax relief hereunder.

G. No tax credit shall be given under this article to any person who has delinquent taxes (i.e., real property, personal property or motor vehicle taxes), capital assessments, fees, fines, or user charges owed to the Town. This subsection is not intended to disqualify persons seeking a tax deferral only. For purposes of this subsection, deferred taxes are not considered as delinquent taxes.

H. No property tax credit under this article, together with any property tax relief received by such person under all applicable Connecticut General Statutes, shall exceed, in the aggregate, 100% of the tax which would, except for the Connecticut General Statutes and this article, have been laid against the person applying for property tax credit hereunder.

### **§ 26A-3 Form of application for tax relief.**

Application for tax relief under this article shall:

A. Be made on forms provided by the Town Assessor and be accompanied by documentation of all qualifying income, including a copy of the applicant's most recent federal tax returns for the calendar year preceding the fiscal year for which tax relief is being requested.

B. State, in addition to the qualifying information set forth in the above sections, whether the applicant has previously applied or is currently applying for this or any other tax relief for the elderly under any state statute.

**§ 26A-4 Time of filing of application for tax relief.**

The application, including any required affidavit and documentation, shall be filed annually not earlier than February 1 nor later than May 15 to obtain tax relief for the next fiscal year.

**§ 26A-5 Limitations on property eligible for tax relief.**

A. The tax relief provided under this article shall be limited to the principal residence (if more than one residence is on such property) of the taxpayer, the lot on which the principal residence is located (hereinafter "lot") and the improvements thereon. The lot (i.e., the acreage to which the tax relief applies) shall be defined as one developable building lot and any additional nondevelopable property. For example: If the applicant's property, otherwise available for tax relief hereunder, consists of a residence and 10 acres and said property is located in a two-acre zone, only the residence and the two acres on which the residence is located shall be eligible for tax relief. However, if said property consists of a residence on 10 acres of land, a portion of which is undevelopable, then the residence, the lot, and the undevelopable portion shall be eligible for tax relief.

B. The tax relief sought hereunder shall be available for one residence only.

**§ 26A-6 Computation of tax relief.** [Amended 10-1-2007]

Subject to § 26A-2H above, the amount of tax relief under this article shall be on the following graduated basis:

A. Tax credit. For applicants who elect to apply for tax credit under this article, the amount shall be based upon such applicant's qualifying income as defined in § 26A-2E, in accordance with the following schedule for the fiscal year commencing July 1, 2008, and in accordance with § 26A-6C and 26A-6D for subsequent fiscal years as follows:

	<b>Qualifying Income</b>	<b>Credit</b>
	\$0 to \$35,200	\$3,500
	\$35,201 to \$46,900	\$1,750
	\$46,901 to \$58,600	\$1,000

B. Tax deferral.

(1) For applicants who elect tax deferral benefits, the maximum tax deferral benefit rate available shall be based upon such applicant's qualifying income as defined in § 26A-2E in accordance with the

following schedule for the fiscal year commencing July 1, 2008, and in accordance with § 26A-6C as follows:

<b>Qualifying Income</b>	<b>Maximum Benefit Rate</b>
\$0 to \$35,200	100%
\$35,201 to \$46,900	100%
\$46,901 to \$58,600	100%
\$58,601 to \$75,000	75%

(2) An applicant may elect to apply less than the maximum benefit rate. For example, an applicant with qualifying income of \$40,000 may elect to defer 50% of the tax instead of the maximum benefit rate of 100%.

C. Income limits. The income limits established in § 26A-6A and B above shall apply to tax relief granted for the fiscal year commencing July 1, 2008, and thereafter; provided, however, that in January of 2008 and of each year thereafter, the Town Assessor shall revise said limits for the subsequent fiscal year by multiplying them by the percentage change in Social Security benefits announced annually by the Social Security Administration. The revised limits shall be rounded to the nearest \$100.

D. Amount of tax credit.

(1) The tax credit amounts established in § 26A-6A above shall apply to tax relief granted for the fiscal year commencing July 1, 2008, only. In January of 2009 and of each year thereafter, the Assessor shall revise the tax credit amounts for the subsequent fiscal year by multiplying them by the percentage change in the property tax rate ("mill rate") of the then-current fiscal year as compared to the mill rate of the prior fiscal year. The revised limits shall be rounded to the nearest \$50. For example, if the mill rate increases by 5% in the fiscal year commencing July 1, 2010, the tax credit for each income bracket will increase by 5% for the fiscal year commencing July 1, 2011. If the mill rate decreases by 5% in the fiscal year commencing July 1, 2010, the tax credit for each income bracket will decrease by 5% for the fiscal year commencing July 1, 2011.

(2) Notwithstanding the preceding subsection of Subsection D, in January of any fiscal year during which the then-current mill rate is based upon an October 1 Grand List revaluation, the Town Assessor shall revise the tax credit amounts for the subsequent fiscal year by multiplying them by the percentage change in Social Security benefits effective that January by the Social Security Administration. For example, the adjustment in tax credit amounts for the fiscal year commencing July 1, 2009, will be based on the percentage change in Social Security benefits effective in January 2009 because of the revaluation of the October 1, 2007, Grand List.

E. Application of tax credit and tax deferral. Any person qualifying for both tax credit and tax deferral under this article may utilize both the tax credit and tax deferral for any given fiscal year. If a person utilizes both tax relief methods, the tax bill will be reduced first by property tax credits provided by the State of Connecticut, if any, and the tax credit provided under § 26A-6A. The tax deferral percentage will then be applied to the remainder of the tax bill in accordance with § 26A-6B.

**§ 26A-7 Repayment of tax deferral benefits.**

- A. All tax deferral benefits shall be reimbursed and paid to the Town of Wilton upon the death of the recipient or the conveyance of the real property subject to taxation in accordance with § 26A-8 of this article.
- B. Except as herein provided, all tax deferral benefits shall be subject to simple interest at the rate of 5% per year; however, such interest rate shall be subject to change, no more than once a year, by the Board of Selectmen. Upon the death of the recipient or the transfer/conveyance of the real property, the deferral benefits shall be subject to interest at the statutory rate as set forth in Connecticut General Statutes § 12-146, as it may be amended, until paid.
- C. The recipient may pay the interest charge in the taxes owed at any time or may defer the interest in addition to the tax itself pursuant to the other conditions of this article.
- D. The Tax Collector of the Town shall record on the land records a lien against the benefited property in favor of the Town in the amount of the deferral amount.

**§ 26A-8 Death of applicant or conveyance of property.**

- A. If any person entitled to tax relief pursuant to this article dies prior to July 1 of the fiscal year for which the application has been made, unless his or her spouse is otherwise qualified, no tax relief shall be given for the following fiscal year.
- B. If any person entitled to tax relief pursuant to this article sells property with respect to which such tax credit is or has been granted, no additional tax credit shall be allowed for his or her interest in such property for any fiscal year commencing after the date of the sale of such property, and the purchaser of such property shall pay the Town a prorated share of such tax credit as provided by C.G.S. § 12-81a.

**§ 26A-9 Proration of tax credit or deferral.**

The property tax credit or deferral provided in this article shall, in any case where title to real property is recorded in the name of the qualified taxpayer or his or her spouse and any other person or persons, be prorated to reflect the fractional share of such qualified taxpayer or spouse, or, if such property is a multiple-family dwelling, such credit or deferral shall be prorated to reflect the fractional portion of such current property occupied by the qualified taxpayer or his or her spouse.

**§ 26A-10 Applicant as revocable trust.**

Notwithstanding the provisions of § 26A-2 and the other provisions herein identifying the qualifying applicant/recipient of tax relief hereunder as a "person," said term and provisions shall incorporate and apply equally to a trust or trustee holding title to property in the Town of Wilton under the following conditions:

- A. The settlor of the trust is a person who, but for having transferred ownership of the subject property to said trust, qualifies for tax relief hereunder.
- B. The trust is revocable by the settlor under its terms.
- C. All trust income is taxed to the settlor pursuant to I.R.C. §§ 671 and 676, as the same may be amended.

D. All references to "person," "applicant," "taxpayer" and "recipient" shall apply to the settlor of the trust, and the trust shall be bound by the terms and conditions herein. (As an instance, upon the death of the settlor, all tax deferral benefits shall be due and owing by the trust as set forth in § 26A-7.)

**§ 26A-10.1 Implementation of provisions; qualifying income confidentiality.**

The Tax Collector and the Assessor of the Town shall prescribe, with regard to their respective duties under this article, such forms and procedures as may be necessary to implement this article. The Assessor, in addition, shall satisfy himself or herself as to the qualifying income of an applicant for benefits under this article by requesting and reviewing such evidence of qualifying income as he or she may deem pertinent. All applications, federal income tax returns filed therewith and any additional evidence of qualifying income which the Assessor may require shall not be open to public inspection.

**§ 26A-10.2 Relationship of tax relief to total property taxes assessed.**

The total of all tax relief granted to qualified persons under this article shall not exceed, for any fiscal year, an amount equal to 5% of the total real estate property tax assessed in the Town during the preceding fiscal year, and such tax relief granted to eligible persons for any fiscal year shall be prorated if necessary to keep the total amount of Town tax relief within such limit.

**§ 26A-10.3 Effective date.** [Amended 10-1-2007]

This article shall be effective immediately and shall apply to taxes due in fiscal years commencing July 1, 2008, and thereafter

**§ 26A-10.4 Severability.**

The invalidity of any clause, section or provision of this article shall not affect the validity of any other part which can be given effect without such invalid part or parts.

**§ 26A-10.5 Supersession of prior ordinance.**

This article is intended to and does replace and supersede Tax Relief for the Elderly and Disabled Ordinance, §§ 26A-1 through 26A-10.5.

Editor's Note: This provision refers to former Art. I, Tax Relief for the Elderly and Disabled, adopted 1-16-2001.

**Appendix B**

**ELDERLY & DISABLED TAX RELIEF: FY 1997 – FY 2010**

**Credits**

	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010
Number of Participants	233	220	212	205	188	188	199	222	246	233	225	206	203	235
Total Amounts	\$142,400	\$221,800	\$201,300	\$188,800	\$187,200	\$256,900	\$286,000	\$311,100	\$438,700	\$402,100	\$381,700	\$338,200	\$446,900	\$598,400

**Deferrals**

	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003	FY 2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010
Number of Participants	15	18	13	14	11 (4)	15 (4)	21 (7)	24 (6)	20 (4)	24 (2)	26 (2)	32 (7)	32 (4)	28 (4) *
Total Amounts	\$37,800	\$63,400	\$46,000	\$53,900	\$45,000	\$45,600	\$69,700	\$91,000	\$120,300	\$130,300	\$143,800	\$178,500	\$188,500	\$155,400
	* (#) = DEFERRAL WITHOUT CREDIT													

**Total Number of Participants**

	FY1997	FY1998	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010
	248	238	225	219	192	192	206	228	250	235	227	213	207	239

Appendix C

**History of Wilton Tax Deferrals**

**as of November 15, 2009**

<b>Grand List</b>	<b>Number Deferred</b>	<b>Amount</b>	<b>Repaid</b>	<b>Balance</b>	<b>Remaining Deferred</b>
1995	15	37,769.69	31,349.24	6,420.45	2
1996	18	63,446.65	54,997.03	8,449.62	3
1997	13	46,001.94	35,922.92	10,079.02	3
1998	14	53,857.26	45,749.29	8,107.97	2
1999	12	45,043.18	36,281.01	8,762.17	2
2000	15	45,561.15	37,042.54	8,518.61	3
2001	21	69,690.18	51,841.48	17,848.70	6
2002	24	91,022.12	63,309.36	27,712.76	6
2003	20	114,295.07	61,538.30	52,756.77	9
2004	24	130,316.92	47,940.42	82,376.50	16
2005	26	141,326.56	33,839.50	107,487.06	20
2006	32	178,507.20	38,015.86	140,491.34	26
2007	32	188,505.76	32,460.52	156,045.24	27
2008	28	155,391.48	4,627.08	149,067.80	27
<b>Total</b>	<b>294</b>	<b>1,360,735.16</b>	<b>574,914.55</b>	<b>784,124.01</b>	<b>152</b>

Appendix D

ELDERLY & DISABLED TAX RELIEF: FY 2010

<u>Income</u>	<u>Maximum Credit Amount</u>	<u>Number of Credit Participants</u>	<u>Maximum Deferred Percentage</u>	<u>Number of Deferrals</u>
\$0 - \$38,100	\$3,700	124 (3)*	100%	15 (2)*
\$38,101 - \$50,800	\$1,850	64	100%	5
\$50,801 - \$63,400	\$1,050	49 (1)*	100%	5 (1)*
\$63,401 - \$81,100	-	-	75%	3
		<u>235</u>		<u>28</u>

\*(#) = DISABLED PARTICIPANTS

**Appendix E**  
**Board of Selectmen Charge**

**Tax Relief for the Elderly and Disabled**

A committee has been appointed by the Board of Selectmen to review the Town of Wilton's Tax Relief Program for the Elderly and Disabled. Initially adopted in January 1997, this program has been periodically reviewed and improved in February 2000, February 2004 and most recently in September 2007.

Given recent economic developments, the Board feels it is timely to review this program to determine if any changes are required to more effectively assist Wilton's elderly and disabled citizens.

Judy Zucker, who served on the 2007 committee, will chair a committee of seven (7) members.

The key principle of Wilton's tax relief program, which is reaffirmed by the Board of Selectmen, is that it is "needs-based." In brief, benefits should be available to our senior and disabled citizens who are in the most need of financial assistance and wish to remain in their Wilton homes.

The Board of Selectmen requests the Committee to complete a comprehensive review of our current program and suggests the following activity:

- Early in the review process – hold a public hearing to obtain insight from citizens on the current program and any suggested changes that should be considered.
- Review the programs of other Connecticut municipalities. Use the 27 District Reference Group (DRG) (A&B) towns to do a comparative analysis.
- As needed, interview Wilton town employees, the Chairman or a representative from the Board of Finance, officials in other towns, and previous committee members who have knowledge and insight on tax relief programs. Estimate and quantify the cost implications to the Town of any recommended changes to the plan.
- Complete a written report summarizing the findings from the review process and outlining recommended changes, if any, to make our program responsive to the needs of Wilton's elderly or disabled citizens. We suggest the committee report to the Board of Selectmen at the November 16, 2009 Board of Selectmen meeting. It would be helpful if we had the written recommendations and report available by November 10, 2009 to enable copies to be distributed to BOS members prior to the November 16, 2009 meeting.

Thank you for volunteering to serve on this important committee.

William F. Brennan  
First Selectman

## APPENDIX F

### Revised Definition of Qualifying Income for Section 26-2.E.

E. Such person shall have, individually, if unmarried, or jointly, if married (whether or not separate federal income returns were filed by said person and/or his or her spouse), during the calendar year preceding the filing of his claim, total gross income in an amount not to exceed the amounts set forth in § 26A-6 of this article. For purposes of this article, the term "total gross income" shall be defined as adjusted gross income and tax exempt interest, plus any other income as may be reportable for federal income tax purposes, as well as nontaxable income, including the nontaxable component of Social Security benefits and excluding any [current year business operating losses and losses from rental activities and current year deductions for depreciation of assets used in a trade or business, and any](#) net operating loss (NOL) carryover reportable for federal income tax purposes. All monies received are to be considered part of total gross income unless specially excluded. [Such amount of gross income may be reduced by the amount of allowable medical expenses deductible for purposes of federal income tax; i.e., amounts in excess of seven and one-half percent \(7 ½%\) of adjusted gross income. In addition, applicants, who are age seventy-five \(75\) or over will be entitled to a further deduction from gross income of \\$2,000.](#)

(1) Although the following list is not intended to be all-inclusive, examples of items to be included in total gross income are as follows:

- (a) Wages, bonuses, commissions, gratuities, fees, self-employment net income ([excluding depreciation](#)).
- (b) Gross social security, federal supplemental security income, payment for jury duty (excluding travel allowance).
- (c) Dividends, interest, annuity distributions.
- (d) Taxable portion of IRA distributions.
- (e) Black Lung payments.
- (f) Green Thumb payments.
- (g) Interest or other income produced by gifts, bequests or inheritances received.
- (h) Lottery winnings.
- (i) Net income from sale or rent of real or personal property (excluding depreciation).
- (j) Taxable pensions, veteran's pensions, railroad retirement pension.
- (k) Severance pay, unemployment compensation.
- (l) Workers' compensation.
- (m) Alimony.

(2) For purposes of this article, the following types of income are specifically excluded from total gross income:

- (a) Casualty loss reimbursements by insurance companies.
- (b) Gifts, bequests, inheritances.
- (c) Grants for disaster relief.
- (d) Income derived from volunteer service under the Domestic Volunteer Service Act of 1973, as amended.
- (f) Social security income of a spouse who resides in a health-care or nursing home facility in Connecticut and who is receiving payment related to such spouse under Title IX, Medicaid.
- (g) Food stamps, fuel assistance, AFDC benefits, social security payments specifically for a minor child or other dependent individual.

(3) The failure to produce required documentation without good and reasonable cause shall result in a disqualification for benefits hereunder. No tax relief shall be given if the applicant's income exceeds applicable limits as set forth herein.

## APPENDIX G

**Qualifying Income Worksheet**  
**Wilton Elderly and Disabled Tax Relief**  
**Worksheet for the application period February 1 -- May 15, 20XX**

Adjusted Gross Income (per line 37 of U.S. Individual Income Tax Return - Form 1040)	\$0
Program adjustments:	
Add tax-exempt interest (per line 8b of U.S. Individual Income Tax Return - Form 1040)	0
Add non-taxable Social Security Benefits (the difference between line 20a and 20b of U.S. Individual Income Tax Return - Form 1040)	0
Add business loss and depreciation expense (Schedule C - Form 1040)	0
Add rental loss and depreciation expense (Schedule E - Form 1040)	0
Subtotal	<u>0</u>
Subtract: Medical expenses (per line 4, Schedule A - Form 1040)	<u>0</u>
Applicants age 75 years and over subtract \$2,000	<u>0</u>
Program modified adjusted gross income	<u><u>\$0</u></u>

Note: Applicant must provide a signed copy of Form 1040, if filed, or a signed pro forma of Form 1040 if applicant was not required to file one.

**Appendix H ELDERLY AND DISABLED TAX RELIEF PROGRAMS (Local Option) FY 2010**

	AVON	BROOKFIELD	CHESHIRE	DARIEN	EASTON	FAIRFIELD	FARMINGTON	GLASTONBURY	GRANBY	GREENWICH	GUILFORD	MADISON	MONROE	NEW CANAAN
2000 census population	15,832	15,664	28,543	19,607	7,272	57,340	23,641	31,876	10,347	61,101	21,398	17,858	19,247	19,395
65+ percentage 2008 pop.*	14.3%	11.3%	12.7%	12.9%	13.2%	15.9%	15.7%	12.7%	11.5%	15.7%	12.6%	13.8%	11.1%	13.6
65+ total 2008 pop.*	2,529	1,846	3,767	2,585	992	9,023	3,971	4,239	1,274	9,594	2,777	2,568	2,171	2,671
Program(s)	Credit (C) only	Credit (C) & deferral (D)	Credit (C), deferral (D) & freeze credit (FC)	Credit (C) & deferral (D)	Credit (C) or freeze credit (FC) & deferral (D)	Credit (C) or freeze credit (FC) or freeze deferral (FD)	Credit (C) or freeze credit (FC)	Credit (C) or Deferral (D)	Credit (C) only	Credit (C) only	Deferral (D) or Freeze credit (FC)	Credit (C) & Deferral (D)	Credit (C) or deferral (D)	Credit (C) only
Credit: max. benefit	\$750	\$1,931 for all qualified	\$2,628 (m) \$1,996 (s)	Formula	Formula \$4,022	\$4,100 (m) \$3,700 (s)	\$400	\$1,335	25% (m) 35% (s) \$3,280	\$1,900		\$950 for 5+yr resident. \$100 for 1-4 yr resident	13% up to \$1,300	\$2,000 (m) \$1,750 (s)
Credit: max. income	\$43,000	\$52,220 (m) \$42,700 (s)	\$50,200 (m) \$46,600 (s)	\$46,300 (m) \$39,500 (s)	\$80,000	\$57,600	\$43,300 (m) \$36,500 (s)	\$49,300	\$55,000 (m) \$42,100 (s)	\$60,000**		\$57,103	\$60,000	\$60,000
Credit: participation	207	220	493	114	182	1,591	244	424	166	702		402	272	84
Credit: total value	\$118,300	\$389,807	\$485,000	\$64,168	\$307,113	\$2,993,189	\$126,911	\$414,000	\$213,500	\$730,669		\$300,000	\$147,998	\$121,562
Deferral: max. benefit		\$2,609	75%	98%	75% formula \$7,788			100%			75%	100% up to \$6,000 per year	100%	
Deferral: max. income		No income requirement	\$37,300 (m) \$30,500 (s)	\$66,300 (m) \$59,500 (s)	No income requirement			\$37,300 (m) \$30,500 (s)			\$39,300 (m) \$32,500 (s)	\$50,000	No income requirement	
Deferral: participation		6	3	4	7			1			No new participants in 8 years	14	0	
Deferral: total value		\$15,500		\$11,822	\$38,790			\$8,500 cumulative			\$18,796 cumulative	\$52,000	0	
Deferral: interest rate		5.24% simple	4% simple	1.72% or 2.22% compound	3.25% simple			2.45% simple			4.49% compound	2.5%	18%	
Freeze credit: max. benefit			No tax increase after base year		90% C base year. for 6 yrs annual tax increase cap 3%. \$1,316	No tax increase after base year (5 years only)	No tax increase after base year				No tax increase after year of application			
Freeze credit: max. income			\$37,300 (m) \$30,500 (s)		\$50,000	\$46,900	\$37,300 (m) \$30,500 (s)				\$95,000 (m) \$79,000 (s) if 20 yr. resident			

Freeze credit: Participation			300		5	16	43 carryover from FY 2009				732			
Freeze credit: total value			\$13,592		\$4,153	\$26,534	\$10,665				\$753,823			
Freeze deferral: max. benefit						No tax increase after base year.								
Freeze deferral: max. income						\$73,500								
Freeze deferral: participation						22								
Freeze deferral: total value						\$46,868								
Freeze deferral: interest rate						3%								
Age requirement***	65	65	65 C & D 70 FC	65	65 C & D 70 FC	65	65 C 80 FC	65	65	65	65	65	65	65
Residency requirement	1 year	5 years	D, FC: 1 year. C: 50% if 1-5 years; 75% if 6-10 years; 100% if over 10 years	1 year	5 years	1 year	3 years	C: 1 year plus \$100 for 20 yrs. D: 10 years	1 year	1 year	D: 1 year FC: income max. varies with residency (1-20 years)	C: benefit varies with residency (1-5 years). D: 1 year	1 year	1 year
Asset test						Maximum \$500,000 excl. residence if income >\$37,500 (m) or \$30,500 (s)								Maximum \$200,000 excl. residence. Disqualified if any additional real estate.
Assessment limit		Disqualified if above \$307,420		Benefits apply up to \$800,000						Disqualified if above \$1,557,150				Disqualified if residence value above \$2,172,840
Aggregate cap		C: 1% preceding year Town's total real estate tax. D: 3% current total tax			C & FC: 4% preceding year Town's total real estate tax. D: \$80,000	4% preceding year Town's total real estate tax		C: .5% Town's current tax levy		Not < than \$570,000; not > .5% Town's current tax levy. Set annually. FY2010 cap \$735,000.	FC: Not > .5% previous year's total Town/school budget. Set annually. FY 2010 cap \$905,453		2% preceding year Town's total real estate tax	.5% Town's current tax levy

**ELDERLY AND DISABLED TAX RELIEF PROGRAMS (Local Option) FY 2010**

	NEW FAIRFIELD	NEWTOWN	ORANGE	REDDING	RIDGEFIELD	SIMSBURY	SOUTH WINDSOR	TRUMBULL	WEST HARTFORD	WESTON	WESTPORT	WILTON	WOODBRIIDGE
2000 census population	13,953	25,031	13,233	8,270	23,643	23,234	24,412	32,243	63,589	10,037	25,749	17,633	8,983
65+ percentage 2008 pop.*	9.5%	9.8%	19.6%	10.7%	11.6%	12.7%	12.0%	16.5%	18.8%	10.4%	14.8%	12.8%	16.2%
65+ total 2008 pop.*	1,366	2,590	2,751	1,005	2,785	3,007	3,088	5,926	12,184	1,052	3,793	2,302	1,478
Program(s)	Credit (C) & deferral (D)	Credit (C) only	2 Credit (C) programs	Credit (C) only	Credit (C) & deferral (D)	Credit (C) only	2 Credit (C) programs	Credit (C) or deferral (D) or freeze credit (FC)	Credit (C) & freeze credit (FC)	Credit (C) & deferral(D) & freeze deferral (FD)	Credit (C) & deferral (D) & freeze deferral (FD)	Credit (C) & deferral (D)	Credit (C) only
Credit: max. benefit	\$1,422	\$2,000	(1) \$575; and (2) \$425	Formula \$2,301	\$1,048	\$1,500 (m)	(1) \$1,625 (m) \$1,300 (s); or (2) \$195	\$1,350	\$1,250 (m) \$1,000 (s)	75% \$7,083	\$3,500	\$3,700	\$1,400
Credit: max. income	\$37,300 (m) \$30,500 (s)	\$65,000	(1) \$52,000 (2) \$37,300 (m) \$30,500 (s)	No income requirement	No income requirement	\$47,300	(1) \$37,300 (m) \$30,500 (s) (2) \$41,300 (m) \$34,500 (s)	\$58,800	\$20,500 (m) \$15,200 (s)	\$49,000	\$55,000	\$63,400	\$63,410
Credit: participation	197	665	(1) 382 (2) 137 in both	450	1,500	260	(1) 268 (2) 14	838	481	80	418	236	165
Credit: total value	\$212,000	\$1,142,926	(1) \$215,655 (2) \$55,700	\$1,035,450	\$1,572,000	\$165,450	(1) \$200,430 (2) \$2,730	\$555,035	\$269,735	\$476,467	\$1,039,000	\$596,000	\$206,000
Deferral: max. benefit	50%				100%			75%		75%	100%	100%	
Deferral: max. income	\$52,100 (m) \$42,200 (s)				\$55,000			\$58,800		\$125,000	\$75,000	\$81,100	
Deferral: Participation	4				55			148		14	197	28	
Deferral: total value	\$6,101				\$1,700,000 cumulative			\$715,008		\$82,000	\$1,500,000	\$157,088	
Deferral: Interest rate	6% simple				4% simple			0%		4% simple	4% simple	5%	
Freeze credit: max. benefit								No tax increase after base year (6 years only)	No tax increase after base year				
Freeze credit: max. income								\$58,800	\$37,300 (m) \$30,500 (s)				

Freeze credit: Participation								48	105				
Freeze credit: total value								\$19,774	\$158,705				
Freeze deferral: max. benefit										No tax increase after base year	No tax increase after base year		
Freeze deferral: max. income										\$100,000	\$100,000		
Freeze deferral: participation										6	10		
Freeze deferral: total value										\$6,495			
Freeze deferral: interest rate										0%	4% simple		
Age requirement***	65	65	65	65	65	65	65	65 C & D 70 FC	65 C 70 FC	65	65	65	65
Residency requirement	1 year	1 year	(1) 10 years (2) 1 year	3 years	1 year	1 year	(1) 1 year (2) 5 years	1 year	1 year	C & D: 1 year FC: 10 years	1 year	1 year	1 year
Asset test										C: \$1,000,000 net worth incl. residence			
Assessment limit							(2) Disqualified if over \$250,000			D: Benefits apply up to \$400,000. FC: Benefits apply up to \$800,000			
Aggregate cap	C + D: 10% preceding year Town's total real estate tax	10% preceding year Town's total real estate tax. \$1,200,000	10% preceding year Town's total real estate tax; (1) = .5% total current tax levy. Set annually.							\$600,000		5% preceding year Town's total real estate tax	.69% preceding year Town's total operating budget. FY 2010 \$272,000

\* Source: Connecticut Economic Resource Council, Inc.

\*\* Re: Greenwich - Under the FY 2010 cap the maximum income for actual credit benefits is \$39,000.

\*\*\* No age requirements for the disabled