

**REPORT OF THE  
JOINT SUBCOMMITTEE STUDYING**

# **Real Estate Tax Relief Programs for the Elderly**

**TO THE GOVERNOR AND  
THE GENERAL ASSEMBLY OF VIRGINIA**



## **HOUSE DOCUMENT NO. 41**

**COMMONWEALTH OF VIRGINIA  
RICHMOND  
1989**

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## MEMBERS OF THE JOINT SUBCOMMITTEE

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Report of the Joint Subcommittee Studying  
Real Estate Tax Relief Programs for the Elderly  
To  
The Governor and the General Assembly of Virginia  
Richmond, Virginia  
December, 1988

TO: The Honorable Gerald L. Baliles, Governor of Virginia  
and  
The General Assembly of Virginia

## I. PURPOSE OF HOUSE JOINT RESOLUTION NO. 138

The 1988 General Assembly established this joint subcommittee to reexamine the Commonwealth's real estate tax relief program for the elderly to determine whether the eligibility requirements, filing procedures and administrative provisions should be revised to ensure that the most equitable criteria are employed in granting real estate tax relief for the elderly. The joint subcommittee examined the following issues related to the real estate tax relief programs for the elderly:

1. General characteristics of the Commonwealth's population age 65 and over;
2. Major features of the Commonwealth's local real estate tax relief programs;
3. Real estate tax relief programs in other states;
4. Legislative history of the constitutional and statutory provisions relating to the state eligibility requirements for real estate tax relief for the elderly; and
5. Solutions to resolve administrative problems associated with the real estate tax relief program.

**GENERAL ASSEMBLY OF VIRGINIA -- 1988 SESSION**

**HOUSE JOINT RESOLUTION NO. 138**

*Establishing a joint subcommittee to study real estate tax relief for the elderly.*

Agreed to by the House of Delegates, March 4, 1988

Agreed to by the Senate, March 2, 1988

WHEREAS, the Commonwealth currently authorizes local governments to adopt real estate tax relief programs for an individual age sixty-five or older who owns and occupies certain real estate as his sole dwelling; and

WHEREAS, the real estate tax relief programs are subject to certain conditions and restrictions imposed both by local ordinance and state mandates; and

WHEREAS, individuals living on fixed incomes in a locality which has not adopted the tax relief program must bear the full tax burden imposed by soaring real estate tax rates; and

WHEREAS, the current eligibility requirements established in the Code of Virginia fail to recognize variances in tax burdens according to geographic regions or cost of living within the Commonwealth; and

WHEREAS, the real estate tax relief program should be reexamined to determine whether the eligibility requirements, filing procedures or administrative provisions of the program should be revised so that the most equitable criteria are used for granting real estate tax relief to individuals who are age sixty-five or older; now, therefore, be it

RESOLVED by the House of Delegates, the Senate concurring, That a joint subcommittee be established to study local real estate tax relief programs for the elderly. The joint subcommittee shall consist of eight members appointed in the following manner: three members of the House of Delegates and one local elected official appointed by the Speaker of the House, and three members of the Senate Finance Committee and one local elected official appointed by the Senate Committee on Privileges and Elections.

The joint subcommittee shall complete its work by December 1, 1988.

The indirect costs of this study are estimated to be \$9,580; the direct costs of this study shall not exceed \$5,040.

Delegate C. Hardaway Marks, Chairman, held two meetings of this joint subcommittee during the course of this study. The first meeting focused primarily on background information and identifying problems encountered in administering the real estate tax relief program, as well as hearing from interested citizens about local programs. The second meeting was primarily a work session in which the joint subcommittee examined problems and reviewed alternative solutions to bring greater equity to the real estate tax relief program for the Commonwealth's elderly.

The joint subcommittee determined that the Commonwealth's elderly population is the fastest growing segment of Virginia's population, as is indicated by the 19.8% increase in this portion of the population since 1982. Additionally, 10.87% of the Commonwealth's total population is comprised of citizens age 65 and over, who primarily live in the regions of Northern Virginia, Tidewater, and Richmond. Since approximately three-fourths of citizens age 65 and over own their own homes, the joint subcommittee was concerned that the soaring real estate tax rates and assessments that have occurred in Virginia's localities may impose an undue tax burden on elderly citizens whose incomes have been substantially reduced as a result of retirement.

## II. Major Features of the Commonwealth's Real Estate Tax Relief Program for the Elderly

The General Assembly enacted constitutional and statutory provisions authorizing localities to adopt real estate tax relief programs for the elderly in 1971. Article X, Section 6 of the Constitution establishes the following constitutional requirements for providing real estate tax relief to the elderly:

1. The person must be 65 years of age;
2. The real estate must be owned and occupied as the sole dwelling of the 65-year old person; and
3. The General Assembly may, by general law, authorize local governments to exempt real estate owned by such persons, subject to restrictions and conditions related to income and net financial worth.

The drafters of the Constitution required income and net worth to be two limitations upon qualifying for real estate tax relief to target the relief for low income elderly citizens. A. Howard Commentaries on the Constitution of Virginia, at 1086 (1974).

The statutory provisions enacted by the General Assembly established the conditions and restrictions for qualifying for local real estate tax relief programs in §§ 58.1-3210 through 58.1-3218. A summary of the applicable statutes is listed in the Appendices. The joint subcommittee observed three significant features regarding the parameters of the real estate tax relief program for the elderly:

1. Real estate tax relief programs for the elderly are exclusively a local option, and localities have the responsibility for administering and financing such programs;
2. The state statutes establish the parameters of the real estate tax relief programs regarding age, income, net worth, and filing procedures; and
3. The current state maximum income and net worth limitations are as follows:
  - (a) The total combined income of the owner and all owners' relatives living in the dwelling cannot exceed \$22,000; however, there is a \$6,500 exemption for the income of each relative who is not the owner's spouse.
  - (b) The net worth of the owner cannot exceed \$75,000; however, the value of the dwelling, one acre of land and the value of the household furnishings must be excluded from the computation of net worth.

As indicated by Table 1, recent legislation reflects a trend by the General Assembly toward allowing localities greater flexibility in administering real estate tax relief programs and expanding the state maximum limitations relating to income, net worth and exemption amounts for relative's income. Table 1 shows that in 1971, the total combined income was \$7,500, whereas the total combined income limit has been expanded to \$22,000. Although the joint subcommittee recognized that these limits had increased substantially, they were concerned that the amount of increases did not correspond to the rapid increases in tax rates and real estate assessments, and in those regions of the Commonwealth with high incomes and real estate values. The joint subcommittee determined that because real estate tax relief is exclusively a local revenue issue, localities should be allowed flexibility to exceed the state maximums to allow a larger segment of the elderly population to qualify for real estate tax relief if desired by the local government.

TABLE 1

Legislation Expanding Eligibility Requirements for  
Real Estate Tax Relief for the Elderly

<u>Year</u>	<u>Bill</u>	<u>Combined Household Income</u>	<u>Exemption of Each Relative's Income</u>	<u>Net Financial Worth</u>
1971	(HB 92, CH. 169)	\$ 7,500	NONE	\$20,000
1972	(SB 506, CH. 616)	\$ 7,500	\$ 1,500	\$20,000
1973	(HB 1415, CH. 496)	\$ 7,500	\$ 2,500	\$20,000
1974	(SB 144, CH. 427)	\$10,000	\$ 4,000	\$35,000
1977	(HB 1291, CH. 453)	\$10,000	\$ 4,000	\$35,000

Allowed individuals who were absent from dwelling due to confinement in hospital or nursing home to qualify for exemption.

1978	(SB 305, CH. 776)	\$12,000	\$ 4,000	\$50,000
1980	(SB 180, CH. 656) (HB 718, CH. 673)	\$15,000 SAME	\$ 4,000 SAME	\$55,000 SAME

Authorized local governments to exclude any increase in tax liability since date taxpayer turned 65

1981	(HB 1399, CH. 434)	\$18,000	\$ 4,000	\$65,000
1982	(HB 511, CH. 123)	\$18,000	\$ 4,000	\$65,000

Adds mobile homes to qualifying real estate.

1987	(SB 593, CH. 525) (HB 1157, CH. 534)	\$22,000 \$22,000	\$ 6,500 \$ 6,500	\$75,000 \$75,000
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Required proration of exemption upon sale of property; however, proceeds of the sale must be excluded from the net financial worth computation.

1988	(HB 201, CH. 334)			
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Broadened local authority to establish filing procedures and deadlines for exemption applications, in lieu of the state annual filing requirement

(HB 203, CH. 463)

Authorized local governments to exclude the value of household furnishings from the computation of net financial worth.



### III. Real Estate Tax Relief Programs in Virginia's Localities and Other States

The Constitution and statutes provides localities with substantial flexibility in devising the terms and conditions of the local real estate tax relief program for the elderly. The only limitations of such programs is that the local program must limit participation in the program based upon the amount of the taxpayer's income, net financial worth, and age. Notwithstanding the preceding limitations, Virginia's localities have adopted a variety of approaches to provide real estate tax relief to the elderly, which include variations of the following five types of real estate tax relief programs for the elderly, typically evident in other states and in many of Virginia's localities:

- A. Homestead Exemptions
- B. Real Estate Tax Credits
- C. Circuitbreakers
- D. Tax Freezes
- E. Deferral Programs

#### A. Homestead Exemptions

This means a specific amount is subtracted from the assessed value of the property, prior to computing the amount of tax due.

Most states using this approach provide general property tax relief regardless of the owner's age. Thirty-seven states and the District of Columbia have homestead programs. Eleven states and the District of Columbia have NO age restrictions. Only 1 state with a homestead program applicable to the general population establishes income limits to qualify.

In Virginia, Scott County's relief program exempts 100% on the first \$9,000 of assessed value of the property, subject to an income limit of \$8,500 and a maximum net worth of \$25,000.

#### B. Real Estate Tax Credits

This means a specific amount of the tax is directly subtracted from the property tax bill. The credit can be an amount equal to a portion of the assessed value, a specific dollar amount, or a percentage of the tax bill. Virginia has no locality that employs the real estate credit approach for providing tax relief to the elderly.

### C. Circuitbreakers

This means that the amount of the tax relief is based upon both income and the amount of the property tax bill. Limits are established so that, as property taxes exceed a specified percentage of income, the circuitbreaker exempts or rebates the amount to the taxpayer. There are different types of circuitbreakers: the sliding scale approach and the threshold approach.

The sliding scale approach provides that the lower the income, the higher the amount of property tax exempt. As income increases, the amount of the property tax exempt decreases. MOST Virginia localities employ the sliding scale circuitbreaker approach for providing real estate tax relief.

The threshold approach sets limits on proportions of income that are determined to be a fair property tax burden. When the amount of property tax exceeds this percentage of income, the threshold circuitbreaker provides relief. This approach is employed in Newport News. If income exceeds \$10,500, the exemption equals that portion of the tax that exceeds 3% of income. There is a maximum exemption of \$465. This approach is also used in South Boston and Loudoun County.

Most states limit application of the circuitbreaker to senior citizens. Eighteen states and the District of Columbia employ the homestead exemption and circuitbreaker program. The following table indicates which states employ circuitbreakers, the income limits, and who is eligible. The circuitbreaker targets relief primarily to low income persons.

### State Circuitbreakers

<u>State</u>	<u>Income Limit</u>
<u>All Ages, Homeowners,</u>	
<u>Renters</u>	
D. C.	\$20,000
Kansas	\$12,800
Michigan	\$80,000
Minnesota	\$40,000
New York	\$16,000
Oregon	\$17,500
Vermont	\$25,000
Wisconsin	\$16,500

State Circuitbreakers  
(continued)

<u>State</u>	<u>Income Limit</u>
<u>All Ages, Homeowners, Only Elderly Renters</u>	
Maryland	NONE
<u>Only Elderly Homeowners And Renters</u>	
Arizona	\$ 5,500
California	\$12,000
Colorado	\$11,200
Connecticut	\$14,800
Illinois	\$12,000
Iowa	\$12,000
Maine	\$ 7,400
Missouri	\$11,500
Montana	NONE
Nevada	\$14,000
New Mexico	\$16,000
North Dakota	\$10,000
Pennsylvania	\$12,000
Rhode Island	\$12,500
Utah	\$10,000
West Virginia	\$ 5,000
<u>Elderly Homeowners Only</u>	
Arkansas	\$12,000
Idaho	\$12,300
Nebraska	\$10,400
Ohio	\$15,000
Oklahoma	\$ 8,500
South Dakota	\$ 7,375
Virginia	\$22,000

\*\*SOURCE: State Tax Policy and Senior Citizens, 1985

Other states' income limits may have been increased since 1985 data.

## D. Tax Freezes

Prohibit increases in property taxes once the eligible participant reaches age 65. Only three states have this program, and all limit it to senior citizens: Connecticut, South Dakota and Texas. § 58.1-3210 of the Code of Virginia authorizes localities to exempt the property tax increase since the taxpayer reached age 65: Floyd County, Roanoke County Colonial Beach, and Caroline have adopted this option. In these counties, the exemption amount is equivalent to the increase in taxes since the taxpayer reached age 65. The tax freeze program can be targeted to certain income groups. The benefit of the program is SIMPLICITY, and it allows the elderly to budget property tax payments at a time when income is reduced.

## E. Deferral Programs

This allows certain taxpayers to postpone paying all or a portion of their taxes until either the owner's death or sale of property. At the death or sale, the property taxes are due. The taxes are a lien on the property and usually subject to a lower interest rate. Sixteen states and the District of Columbia have deferral programs for the residential homeowner. Except for the District of Columbia, Florida, and Iowa, the deferral programs are limited to senior citizens. Eleven states limit eligibility for deferral to certain incomes.

Section 58.1-3210 of the Code of Virginia authorizes local governments to enact deferral programs; nine cities and ten counties have deferral programs.

### Cities

Alexandria  
Falls Church  
Fredericksburg  
Hampton  
Lexington  
Manassas  
Newport News  
Poquoson  
Williamsburg

### Counties

Arlington  
Isle of Wight  
King George  
Loudoun  
New Kent  
Montgomery  
Southampton  
Warren  
Colonial Beach  
Grayson

TABLE 2

Real Estate Tax Relief for the Elderly  
Homestead Exemption and Credit Programs

STATE	DESCRIPTION	FINANCING
NO AGE RESTRICTIONS	(11 states and the District of Columbia)	
Arizona	Credit for 56% of school property taxes.	State
California	Credit for tax on \$7,000 of assessed valuation.	State
District of Columbia	\$9,000 exemption.	Local
Idaho	Exemption of \$50,000 or half of assessed valuation, whichever is lower.	Local
Iowa	Credit for tax on \$4,850 of assessed valuation.	State
Louisiana	Credit for tax on \$7,500 of assessed valuation (equivalent to \$75,000).	Mostly State
Minnesota	54% credit for tax on first \$67,000 of market value up to \$650 maximum.	State
New Mexico	\$200 exemption (equivalent to \$600).	Local
Ohio	Credit for 2½% of tax.	State
Oklahoma	\$1,000 exemption (equivalent to \$8,333); additional exemption if income under \$8,500.	Mostly Local
Oregon	Credit for 30% of tax (maximum \$170 in 1984, higher in previous years).	State
Wisconsin	Credit for 10% of tax.	State

Homestead Exemption and Credit Programs  
(continued)

<u>STATE</u>	<u>DESCRIPTION</u>	<u>FINANCING</u>
<b>SENIOR CITIZENS RECEIVE A LARGER EXEMPTION OR CREDIT THAN OTHERS (13 states)</b>		
Alabama <sup>a</sup>	<u>ALL HOUSEHOLDS:</u> Exemptions of varying amounts by different categories of local government.	Local
	<u>SENIORS:</u> Complete exemption from state tax and additional exemption if income under \$12,000.	Local
Alaska	<u>ALL HOUSEHOLDS:</u> varying amounts, at option of municipality.	Local
	<u>SENIORS:</u> Complete exemption.	State
Florida	<u>ALL HOUSEHOLDS:</u> \$25,000 exemption.	Local
	<u>SENIORS:</u> Additional \$10,000 exemption from taxes levied by counties, cities and special districts.	Local
Georgia	<u>ALL HOUSEHOLDS:</u> \$2,000 exemption (equivalent to \$5,000).	Local
	<u>SENIORS:</u> \$4,000 exemption (equivalent to \$10,000) for general property taxes and \$10,000 exemption (equivalent to \$25,000) for school taxes if income under \$8,000.	Local
Hawaii	<u>ALL HOUSEHOLDS:</u> \$20,000 exemption.	Local
	<u>SENIORS:</u> \$40,000 exemption if age 60 to 70; \$50,000 if age 70 or older.	Local

Homestead Exemption and Credit Programs  
(continued)

STATE	DESCRIPTION	FINANCING
Illinois	<u>ALL HOUSEHOLDS:</u> Exemption up to \$3,500 (equivalent to \$21,000 in Cook County and \$10,500 in other counties) for increase in assessed valuation since 1977.	Local
	<u>SENIORS:</u> Additional \$2,000 exemption (equivalent to \$12,000 in Cook County and \$6,000 in other counties).	Local
Indiana	<u>ALL HOUSEHOLDS:</u> Credit for 4% of property tax liability (effective in 1986).	State
	<u>SENIORS:</u> \$1,000 exemption (equivalent to \$3,000) if income under \$10,000 and assessed valuation under \$11,000.	Local
Massachusetts	<u>ALL HOUSEHOLDS:</u> Local option exemption up to 10% of average assessed value in locality.	Local
	<u>SENIORS:</u> Local option exemption varying according to household circumstances.	Local
Mississippi <sup>a</sup>	<u>ALL HOUSEHOLDS:</u> Varying exemption amounts based on value of property.	State
	<u>SENIORS:</u> Additional \$7,500 exemption (equivalent to \$50,000) effective in 1986.	State

Homestead Exemption and Credit Programs  
(continued)

<u>STATE</u>	<u>DESCRIPTION</u>	<u>FINANCING</u>
Nebraska	<u>ALL HOUSEHOLDS:</u> \$3,000 exemption.	State
	<u>SENIORS:</u> Additional \$7,000-\$35,000 exemption if income is less than \$10,400 (formula similar to a circuitbreaker).	State
New Jersey <sup>a</sup>	<u>ALL HOUSEHOLDS:</u> Credit depending on assessed valuation and tax rate.	State
	<u>SENIORS:</u> Additional \$50 credit. In addition, another \$250 credit is given to elderly households with incomes under \$10,000.	State
Texas	<u>ALL HOUSEHOLDS:</u> Local option exemption up to 30% of market value.	Local
	<u>SENIORS:</u> \$10,000 exemption for school taxes and local option additional.	Local
Wyoming	<u>ALL HOUSEHOLDS:</u> Credit depending on assessed valuation and tax rate.	State
	<u>SENIORS:</u> Additional refund for low-income senior citizens that varies. Payment also represents a portion of sales tax paid and a rebate of home utility costs.	State



Homestead Exemption and Credit Programs  
(continued)

STATE	DESCRIPTION	FINANCING
ONLY FOR SENIOR CITIZENS (13 states)		
Colorado <sup>a</sup>	Total exemption for seniors with incomes within 150% of limits prescribed for occupants of nearby low-rent public housing.	Local
Delaware	\$5,000 exemption if income under \$3,000.	Local
Kentucky <sup>a</sup>	Exemption of \$7,500 in 1972 dollars, amount increased annually for inflation (1984 exemption was \$15,000).	Local
Montana <sup>a</sup>	Varying amount based on income (but different than the state's circuit-breaker program).	Local
New Hampshire	\$5,000 exemption if income under \$5,000 and assets under \$35,000; additional local option exemptions.	Local
New York	Local option to exempt up to 50% of assessed value if low-income senior citizen.	Local
North Carolina <sup>a</sup>	\$8,500 exemption if income under \$9,000.	Mostly Local
South Carolina <sup>a</sup>	\$20,000 exemption.	State
Tennessee <sup>a</sup>	\$12,000 exemption if income under \$8,500.	State
Utah <sup>a</sup>	Local option to abate up to the lesser of 50% of taxes assessed or \$300 for senior citizens with incomes under \$7,500 if single or \$8,000 if married.	Local

Homestead Exemption and Credit Programs  
(continued)

STATE	DESCRIPTION	FINANCING
Virginia <sup>a</sup>	Local option to totally exempt property of senior citizens with incomes up to \$22,000.	Local
Washington <sup>a</sup>	Exemption from all special levies if income under \$15,000; \$20,000 exemption or 30% of value of residence up to \$40,000, whichever is greater, from regular levies if income under \$12,000; \$25,000 exemption or 50% of value of residence, whichever is greater, if income is below \$9,000.	Local
West Virginia <sup>a</sup>	\$20,000 exemption.	Local

SOURCE: NCSL, State Tax Policy and Senior Citizens (1985).

NOTES:

This table does not include programs restricted to special groups, such as widows and veterans. Most states have programs for veterans.

In states where assessments are set by law at less than full market value, the amount of market value exempted is shown in parentheses. Property often is assessed at less than the level prescribed by law, however, and the actual value of exemptions may be understated.

<sup>a</sup> Disabled persons are given the same benefits as senior citizens.

#### IV. Summary of Survey Results Relating to Local Real Estate Tax Relief Programs for Citizens Age 65 and Older

In addition to analyzing the types of real estate tax relief programs existing in the Commonwealth, the joint subcommittee conducted a real estate tax survey which was sent to every county and city to determine how many elderly citizens participate in the real estate tax relief programs, and whether there are significant administrative problems which should be resolved through legislation. Ninety-five counties and forty-one cities responded to the survey. The results of the survey indicated the following:

1. 40 cities and 69 counties have enacted real estate tax relief programs for the elderly (Table 3).

2. The following localities do not have such programs:

<u>CITIES:</u>	Emporia
<u>COUNTIES:</u>	Amelia, Bedford, Brunswick, Buckingham, Charlotte, Craig, Cumberland, Essex, Halifax, Highland, King and Queen, Mecklenburg, Northumberland, Nottoway, Prince Edward, Rappahannock, Sussex (Table 1)

3. Only six localities (all in Northern Virginia, except one) conform to the three state maximums regarding income, exemption amount and net worth. These localities are the cities of Falls Church and Manassas, and the counties of Fairfax, Loudoun, Powhatan, and Prince William (Table 3).

4. The localities in Northern Virginia also have the largest number of elderly residents, and also reported the largest amounts of revenue loss resulting from real estate tax relief programs (Tables 3 and 4).

5. Wise County is the only county in Southwest Virginia that conforms to the income and net worth limitations allowed by the state at \$22,000 and \$75,000 respectively; however, Wise only exempts \$4,000 of relatives' income. Most of the other localities in Southwest Virginia have established income and net worth limitations at an amount substantially below the state maximums (Table 3).

6. Of all the counties in Virginia, Wise County has the largest number of elderly residents participating in the real estate tax relief program. Out of an elderly population of 5,130 residents, 1,975 elderly residents participate in the real estate tax relief program. Richmond and Roanoke are the only localities in which the number of elderly participating in the real estate tax relief program exceed Wise County (Richmond, 2,433; Roanoke City, 2,101; Table 3).

7. The income limits established by most localities are so low that only persons classified as very low income [according to the income statistics established by the Department of Housing and Community Development] qualify for real estate tax relief programs (Table ?).

8. Thirty-seven localities (towns not included) impose a maximum dollar amount upon the real estate tax relief available to an elderly taxpayer. The maximum dollar amounts range from a low of \$100 to a high of \$1,000 among the 37 jurisdictions (Table 3).

9. Types of Plans:

The majority of localities have enacted plans that provide for an exemption from real estate tax, and the amount of the exemption declines as income and net worth increase. Some localities have enacted deferral programs or a combination of deferral and exemption based upon income and net worth. If the locality has a deferral program, the tax is deferred until the owner dies or the property is sold, then the taxes plus interest must be paid to the locality (Table 3).

10. Revenue Impact:

Fairfax County and the City of Norfolk reported the largest revenue loss resulting from real estate tax relief for the elderly. Fairfax County estimated an annual revenue loss of \$1.6 million; Norfolk estimated a loss of \$926,264. New Kent County reported the lowest revenue loss of the counties attributable to real estate tax relief for the elderly at \$805. The city of Franklin reported a loss of \$666 attributable to real estate tax relief for the elderly (Table 4).

11. Methods Used to Inform Citizens About the Real Estate Tax Relief Program:

Localities employ many different methods to inform citizens about this program. Some of the most common methods identified in the survey were the following: publication in local newspapers, television advertisement, radio announcements, lectures to senior citizen groups, notices enclosed with real estate tax bills, utility tax bills or personal property tax bills, notices to Social Service agencies, and churches. The following localities reported that they have no program to inform residents about the real estate tax relief: Fredericksburg, Galax, King George, Pittsylvania and Southampton. At the state level, the Virginia Department for the Aging publishes a pamphlet entitled "Tax Relief for Older Virginians and Disabled Virginians" which summarizes the income and property tax relief programs for the elderly.

12. Problems of Administration:

The Commissioners of the Revenue reported that generally the program is administered easily and efficiently. Some common problems which were identified were related to difficulty in verifying annual incomes of applicants, and household members, taxpayers failing to notify commissioners of changes in income, net financial worth or the sale of the property, and taxpayers failing to comply with filing deadlines. The Commissioners also reported that it is difficult to determine whether all the homeowners who qualify are actually participating in the real estate tax relief programs.

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>		
<b>CITIES:</b>					
ALEXANDRIA	<u>Owners:</u> \$19,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> Under \$9,600 combined income exemption is 100%. For incomes between \$9,600 and \$15,100, the exemption is based on the difference between the property tax and the sum of the following:		
			<u>Income</u>		<u>Income</u>
			\$ 9,601-\$10,600: 3%		\$12,601-\$13,600: 6%
			\$10,601-\$11,600: 4%		\$13,601-\$14,600: 7%
			\$11,601-\$12,600: 5%		\$14,601-\$15,100: 8%
					(maximum: \$1,000)
			Incomes over \$15,100 but under \$19,000 may only defer the tax.		
BEDFORD	<u>Owners:</u> \$7,500; first \$4,000 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u>		
			<u>Income</u>	<u>Exemption</u>	<u>Income</u>
			\$ 0 - \$3,000	100%	\$5,401 - \$6,000
			3,001 - 3,600	90%	6,001 - 6,600
			3,601 - 4,200	80%	6,601 - 7,200
			4,201 - 4,800	70%	7,201 - 7,500
			4,801 - 5,400	60%	
BRISTOL	<u>Owners:</u> \$10,000; first \$2,500 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>		
			<u>Income</u>		<u>Net Worth (in dollars)</u>
			\$ 0 - \$4,000		0 - 10,001-
			4,001 - 6,000		10,001- 20,001-
			6,001 - 8,000		20,001-
			8,001 - 10,000		\$10,000 20,000 30,000
					80% 64% 56%
					60% 48% 42%
					40% 32% 28%
					20% 18% 14%
BUENA VISTA	<u>Owners:</u> \$15,000 No exemptions	<u>Owners:</u> \$50,000	<u>Owners:</u>	25% exemption	

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>				
<b>CITIES:</b>							
CHARLOTTESVILLE	<u>Owners:</u> \$12,000; first \$2,500 exempt; in addition, owners may deduct first \$5,000 of disability income	<u>Owners:</u> \$35,000	<u>Owners:</u>	Net Worth (in dollars)			
			<u>Income</u>	0 -	8,751	17,501	26,251
			\$ 0 - \$ 4,800	8,750	17,500	26,250	35,000
			4,801 - 7,200	100%	80%	60%	40%
			7,201 - 9,600	80%	60%	40%	30%
			9,601 - 12,000	60%	40%	30%	25%
				40%	30%	25%	20%
CHESAPEAKE	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	<u>Income</u> <u>Exemption</u>			
			\$ 0 - \$ 9,000	100%	\$13,001 - \$14,000	50%	
			9,001 - 10,000	90%	14,001 - 15,000	40%	
			10,001 - 11,000	80%	15,001 - 16,000	30%	
			11,001 - 12,000	70%	16,001 - 17,000	20%	
			12,001 - 13,000	60%	17,001 - 18,000	10%	
CLIFTON FORGE	<u>Owners:</u> \$10,000; first \$4,000 exempt	<u>Owners:</u> \$10,000	<u>Owners:</u>	25% exemption (maximum: \$150)			
COLONIAL HEIGHTS	<u>Owners:</u> \$14,000; first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u>	<u>Income</u> <u>Exemption</u>			
			\$ 0 - \$ 5,000	100%	\$ 9,001 - \$10,000	50%	
			5,001 - 6,000	90%	10,001 - 11,000	40%	
			6,001 - 7,000	80%	11,001 - 12,000	30%	
			7,001 - 8,000	70%	12,001 - 13,000	20%	
			8,001 - 9,000	60%	13,001 - 14,000	10%	
				(maximum: \$750)			
COVINGTON	<u>Owners:</u> \$10,000 first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u>	50% exemption (maximum: \$150)			

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN							
			Income	Exemption	Income	Exemption	Net Worth (in dollars)			
CITIES:										
DANVILLE	<u>Owners:</u> \$13,500; first \$4,000 exempt	<u>Owners:</u> \$40,000	<u>Owners:</u> Income \$ 0 - \$ 3,000 3,001 - 4,750 4,751 - 6,500 6,501 - 8,250 8,251 - 10,000 10,001 - 11,750 11,751 - 13,500			0- 5,000 100%	5,001- 15,000 90%	15,001- 25,000 80%	25,001- 35,000 70%	35,001- 40,000 60%
EMPORIA	NONE	NONE	NONE							
FAIRFAX	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> Income of \$4,000 or less; 100% exemption. For owners with an income over \$4,000, relief is based on difference between tax and sum of the following:							
			<u>Income</u> \$4,001 - \$5,000      2% 5,001 - 6,000      3% 6,001 - 7,000      4% 7,001 - 8,000      5% (maximum: \$750)			<u>Income</u> \$ 8,001 - \$ 9,000      6% 9,001 - 10,000      7% 10,001 - 11,000      8% 11,001 - 12,000      9%				
FALLS CHURCH	<u>Owners:</u> \$22,000; first \$6,500 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u> 100% exemption (maximum: \$600) Deferral of all over \$600 exemption							
FRANKLIN	<u>Owners:</u> \$6,000; first \$4,000 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u> <u>Income</u> <u>Exemption</u> \$ 0 - \$ 2,000      100% 2,001 - 3,000      80% 3,001 - 4,000      60%			<u>Income</u> <u>Exemption</u> \$ 4,001 - \$ 5,000      40% 5,001 - 6,000      20%				



TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN																																																																																									
			Income		Exemption		Deferral																																																																																					
<b>CITIES:</b>																																																																																												
FREDERICKSBURG	Owners: \$18,000; first \$4,000 exempt	Owners: \$65,000	Owners:	Up to \$600 deferral each year; cumulative tax deferred not to exceed 50 percent of then current value of residence.																																																																																								
GALAX	Owners: \$8,000; first \$2,000 exempt	Owners: \$20,000	Owners:	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 2,000</td> <td>100%</td> </tr> <tr> <td>2,001 - 3,500</td> <td>80%</td> </tr> <tr> <td>3,501 - 5,000</td> <td>60%</td> </tr> </tbody> </table>		Income	Exemption	\$ 0 - \$ 2,000	100%	2,001 - 3,500	80%	3,501 - 5,000	60%	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 5,001 - \$ 6,500</td> <td>40%</td> </tr> <tr> <td>6,501 - 8,000</td> <td>20%</td> </tr> </tbody> </table>		Income	Exemption	\$ 5,001 - \$ 6,500	40%	6,501 - 8,000	20%	(maximum: \$150)																																																																						
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HAMPTON	Owners: \$15,000; first \$4,000 exempt	Owners: \$65,000	Owners:	Income less \$8,000 or less: exemption equals 100% For other qualifying applicants, relief equals the amount of tax which exceeds 3% of gross income (maximum: \$275). Deferral up to 100%																																																																																								
HARRISONBURG	Owners: \$12,000 first \$3,500 exempt	Owners: \$38,000	Owners:	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 6,000</td> <td>80%</td> </tr> <tr> <td>6,001 - 8,000</td> <td>60%</td> </tr> </tbody> </table>		Income	Exemption	\$ 0 - \$ 6,000	80%	6,001 - 8,000	60%	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 8,001 - \$10,000</td> <td>40%</td> </tr> <tr> <td>10,001 - 12,000</td> <td>20%</td> </tr> </tbody> </table>		Income	Exemption	\$ 8,001 - \$10,000	40%	10,001 - 12,000	20%	(maximum: \$300)																																																																								
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HOPEWELL	Owners: \$15,000; first \$4,000 exempt	Owners: \$40,000	Owners:	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 8,500</td> <td>100%</td> </tr> <tr> <td>8,501 - 10,000</td> <td>75%</td> </tr> <tr> <td>\$10,001 - \$11,000</td> <td>55%</td> </tr> </tbody> </table>		Income	Exemption	\$ 0 - \$ 8,500	100%	8,501 - 10,000	75%	\$10,001 - \$11,000	55%	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$11,001 - 12,000</td> <td>45%</td> </tr> <tr> <td>\$12,001 - 13,000</td> <td>35%</td> </tr> <tr> <td>\$13,001 - 15,000</td> <td>25%</td> </tr> </tbody> </table>		Income	Exemption	\$11,001 - 12,000	45%	\$12,001 - 13,000	35%	\$13,001 - 15,000	25%	(maximum: \$650)																																																																				
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LEXINGTON	Owners: \$12,000; first \$4,000 exempt	Owners: \$50,000	Owners:	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 5,000</td> <td></td> </tr> <tr> <td>5,001 - 6,000</td> <td></td> </tr> <tr> <td>6,001 - 7,000</td> <td></td> </tr> <tr> <td>7,001 - 8,000</td> <td></td> </tr> <tr> <td>8,001 - 9,000</td> <td></td> </tr> <tr> <td>9,001 - 10,000</td> <td></td> </tr> <tr> <td>10,001 - 11,000</td> <td></td> </tr> <tr> <td>11,001 - 12,000</td> <td></td> </tr> </tbody> </table>		Income	Exemption	\$ 0 - \$ 5,000		5,001 - 6,000		6,001 - 7,000		7,001 - 8,000		8,001 - 9,000		9,001 - 10,000		10,001 - 11,000		11,001 - 12,000		<table border="1"> <thead> <tr> <th rowspan="2">Income</th> <th colspan="5">Net Worth (in dollars)</th> </tr> <tr> <th>0- 10,000</th> <th>10,001- 20,000</th> <th>20,001- 30,000</th> <th>30,001- 40,000</th> <th>40,001- 50,000</th> </tr> </thead> <tbody> <tr> <td></td> <td>80%</td> <td>66%</td> <td>56%</td> <td>40%</td> <td>32%</td> </tr> <tr> <td></td> <td>70%</td> <td>56%</td> <td>49%</td> <td>35%</td> <td>28%</td> </tr> <tr> <td></td> <td>60%</td> <td>48%</td> <td>42%</td> <td>30%</td> <td>24%</td> </tr> <tr> <td></td> <td>50%</td> <td>40%</td> <td>35%</td> <td>25%</td> <td>20%</td> </tr> <tr> <td></td> <td>30%</td> <td>24%</td> <td>21%</td> <td>15%</td> <td>12%</td> </tr> <tr> <td></td> <td>20%</td> <td>16%</td> <td>14%</td> <td>10%</td> <td>8%</td> </tr> <tr> <td></td> <td>15%</td> <td>12%</td> <td>10.5%</td> <td>7.5%</td> <td>6%</td> </tr> <tr> <td></td> <td>10%</td> <td>8%</td> <td>7%</td> <td>5%</td> <td>4%</td> </tr> </tbody> </table>					Income	Net Worth (in dollars)					0- 10,000	10,001- 20,000	20,001- 30,000	30,001- 40,000	40,001- 50,000		80%	66%	56%	40%	32%		70%	56%	49%	35%	28%		60%	48%	42%	30%	24%		50%	40%	35%	25%	20%		30%	24%	21%	15%	12%		20%	16%	14%	10%	8%		15%	12%	10.5%	7.5%	6%		10%	8%	7%	5%	4%	Deferral: Up to 100%				
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TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>																				
CITIES:																							
LYNCHBURG	Owners: \$15,000; first \$4,000 exempt	Owners: \$40,000	Owners: Tax relief plan is based on a percentage exemption determined by the combined gross income and combined net worth. The amount of relief ranges from 100% for persons with an income of \$4,000 or less and a net worth of \$40,000 or less to a 35% exemption from the property tax for persons with an income over \$8,000 (but not more than \$15,000) and net worth of over \$35,000 (but not more than \$40,000).																				
MANASSAS	Owners: \$22,000; first \$6,500 exempt	Owners: \$75,000	Owners: 100% deferral																				
MANASSAS PARK	Owners: \$19,000; first \$4,000 exempt	Owners: \$35,000	Owners: <table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$16,000</td> <td>100%</td> </tr> <tr> <td>16,001 - 19,000</td> <td>Up to \$450</td> </tr> </tbody> </table>	Income	Exemption	\$ 0 - \$16,000	100%	16,001 - 19,000	Up to \$450														
Income	Exemption																						
\$ 0 - \$16,000	100%																						
16,001 - 19,000	Up to \$450																						
MARTINSVILLE	Owners: \$12,000; first \$6,500 exempt; in addition, owners may deduct first \$7,500 of disability income	Owners: \$50,000	Owners: <table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 6,000</td> <td>80%</td> <td>\$ 9,001 - \$10,000</td> <td>40%</td> </tr> <tr> <td>6,001 - 7,000</td> <td>70%</td> <td>10,001 - 11,000</td> <td>30%</td> </tr> <tr> <td>7,001 - 8,000</td> <td>60%</td> <td>11,001 - 12,000</td> <td>20%</td> </tr> <tr> <td>8,001 - 9,000</td> <td>50%</td> <td></td> <td></td> </tr> </tbody> </table> (maximum: \$300)	Income	Exemption	Income	Exemption	\$ 0 - \$ 6,000	80%	\$ 9,001 - \$10,000	40%	6,001 - 7,000	70%	10,001 - 11,000	30%	7,001 - 8,000	60%	11,001 - 12,000	20%	8,001 - 9,000	50%		
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8,001 - 9,000	50%																						
NEWPORT NEWS	Owners: \$22,000; first \$7,000 exempt; in addition owners may deduct first \$7,500 or 50% of disability income, whichever is greater	Owners: \$65,000	Owners: Exemption: Income of \$10,500 or less = 100% exemption. If income exceeds \$10,500, exemption is equal to that portion of the tax which exceeds 3% of income (maximum: \$465) Deferral: Up to 100%																				

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN			
			Income		Exemption	
CITIES:						
NORFOLK	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$40,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 7,800	100%	\$11,001 - \$11,800	50%
			7,801 - 8,600	90%	11,801 - 12,600	40%
			8,601 - 9,400	80%	12,601 - 13,400	30%
			9,401 - 10,200	70%	13,401 - 14,200	20%
			10,201 - 11,000	60%	14,201 - 15,000	10%
NORTON	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u>	100% exemption (maximum: \$100)		
PETERSBURG	<u>Owners:</u> \$14,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	50% exemption (maximum: \$300)		
POQUOSON	<u>Owners:</u> \$15,000; no exemptions	<u>Owners:</u> \$50,000	<u>Owners:</u>	Exemption or Deferral Plan. Exemption: Exemption is the sum by which the property tax exceeds the tax for the year in which the owner became 65. Any eligible owner who was 65 or permanently and totally disabled as of January 1, 1987, is eligible for exemption of a sum by which the property tax exceeds the tax due on that property for the year 1986.		
PORTSMOUTH	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$40,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 7,000	100%	\$ 9,001 - \$ 9,500	50%
			7,001 - 7,500	90%	9,501 - 10,000	40%
			7,501 - 8,000	80%	10,001 - 10,500	30%
			8,001 - 8,500	70%	10,501 - 11,000	20%
			8,501 - 9,000	60%	11,001 - 12,000	10%

TABLE 3  
**REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988**  
 (continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN																																		
CITIES:																																					
RADFORD	<u>Owners:</u> \$11,000; first \$4,000 exempt; in addition, owners may deduct first \$2,500 of disability income	<u>Owners:</u> \$35,000	<u>Owners:</u>	100% exemption																																	
RICHMOND	<u>Owners:</u> \$12,000; first \$4,000 exempt; in addition, owners may deduct first \$5,000 of disability income	<u>Owners:</u> \$40,000	<u>Owners:</u>	<table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Income</th> <th colspan="4">Net Worth (in dollars)</th> </tr> <tr> <th>0 - 19,000</th> <th>19,001 26,000</th> <th>26,001 33,000</th> <th>33,001 40,000</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 6,000</td> <td>80%</td> <td>68%</td> <td>56%</td> <td>44%</td> </tr> <tr> <td>6,001 - 8,000</td> <td>60%</td> <td>51%</td> <td>42%</td> <td>33%</td> </tr> <tr> <td>8,001 - 10,000</td> <td>40%</td> <td>34%</td> <td>28%</td> <td>22%</td> </tr> <tr> <td>10,001 - 12,000</td> <td>20%</td> <td>17%</td> <td>14%</td> <td>11%</td> </tr> </tbody> </table>					Income	Net Worth (in dollars)				0 - 19,000	19,001 26,000	26,001 33,000	33,001 40,000	\$ 0 - \$ 6,000	80%	68%	56%	44%	6,001 - 8,000	60%	51%	42%	33%	8,001 - 10,000	40%	34%	28%	22%	10,001 - 12,000	20%	17%	14%	11%
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10,001 - 12,000	20%	17%	14%	11%																																	
ROANOKE	<u>Owners:</u> \$20,000 first \$4,000 exempt	<u>Owners:</u> \$70,000	<u>Owners:</u>	Elderly exemption is the sum by which the property tax for the year in which owner applied. For the permanently and totally disabled, exemption is the sum by which the property tax for the year exceeds that for the year in which the owner applied.																																	
SALEM	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	Exemption is the sum by which the property tax exceeds the tax for the year in which the owner became 65. Any eligible owner who was 65 as of 12/31/74 is eligible for exemption of a sum by which the property tax exceeds the tax due on that property for the year 1974. The same tax exemptions for persons determined to be permanently and totally disabled are granted whether they have reached the age of 65 or not.																																	
SOUTH BOSTON	<u>Owners:</u> \$7,500; no exemptions	<u>Owners:</u> \$20,000	<u>Owners:</u>	Relief is equal to that portion of the tax which exceeds 2% of combined gross income.																																	

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN							
			Income	Exemption	Net Worth (in dollars)					
CITIES:										
STAUNTON	Owners: \$15,000; first \$2,500 exempt	Owners: \$35,000	Owners: Income			0- 15,000	15,001- 20,000	20,001- 25,000	25,001- 30,000	30,001- 35,000
			\$ 0 - \$ 9,000			100%	90%	80%	70%	60%
			9,001 - 10,500			85%	75%	65%	55%	50%
			10,501 - 12,000			70%	60%	55%	50%	45%
			12,001 - 13,500			50%	45%	40%	35%	30%
			13,501 - 15,000			30%	25%	20%	15%	10%
SUFFOLK	Owners: \$16,000; first \$4,000 exempt	Owners: \$40,000	Owners: Income	Exemption						
			\$ 0 - \$10,000	100%						
			10,001 - 13,000	75%						
			13,001 - 16,000	50%						
VIRGINIA BEACH	Owners: \$18,000; first \$4,000 exempt; in addition, owners may deduct the first \$7,500 of disability income	Owners: \$50,000	Owners: Income	Exemption	Income	Exemption				
			\$ 0 - \$10,000	100%	\$14,001 - \$16,000	40%				
			10,001 - 12,000	80%	16,001 - 18,000	20%				
			12,001 - 14,000	60%						
WAYNESBORO	Owners: \$14,000; first \$4,000 exempt;	Owners: \$20,000	Owners: Income				Net Worth (in dollars)			
			\$ 0 - \$ 2,800		0 - 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000		
			2,801 - 5,600		90%	80%	70%	50%		
			5,601 - 8,400		80%	70%	50%	30%		
			8,401 - 11,200		70%	50%	30%	20%		
			11,201 - 14,000		50%	30%	20%	15%		
					30%	10%	10%	10%		

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN				
<b>CITIES:</b>							
WILLIAMSBURG	Owners: \$13,000; first \$4,000 exempt	Owners: \$65,000	Owners:	100% deferral			
WINCHESTER	Owners: \$12,000; first \$3,000 exempt	Owners: \$32,500	Owners:	Income	Exemption	Income	Exemption
				\$ 0 - \$ 7,000	100%	\$ 9,101 - \$ 9,800	50%
				7,001 - 7,700	95%	9,801 - 10,500	35%
				7,701 - 8,400	80%	10,501 - 12,000	20%
				8,401 - 9,100	65%		
<b>COUNTIES:</b>							
ACCOMACK	Owners: \$10,000; first \$4,000 exempt	Owners: \$25,000	Owners:	Income	Exemption		
				\$ 0 - \$ 7,500	100%		
				7,501 - 12,500	50%		
				(maximum: \$250)			
ALBEMARLE	Owners: \$12,000; first \$4,000 exempt	Owners: \$55,000	Owners:	Income	Exemption	Income	Exemption
				\$ 0 - \$ 7,999	100%	\$10,000 - \$10,499	45%
				8,000 - 8,499	85%	10,500 - 10,999	35%
				8,500 - 8,999	75%	11,000 - 11,499	25%
				9,000 - 9,499	65%	11,500 - 11,999	15%
				9,500 - 9,999	55%		
ALLEGHANY	Owners: \$10,000; first \$4,000 exempt	Owners: \$35,000	Owners:	100% exemption			
AMELIA	NONE	NONE		NONE			

TABLE 3

**REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988**  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN							
			Income		Net Worth (in dollars)					
<b>COUNTIES:</b>										
AMHERST	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u>							
			<u>Income</u>							
			\$ 0 - \$ 6,000		0 -	20,001	25,001	30,001	35,001	
			6,001 - 8,000		20,000	25,000	30,000	35,000		
			8,001 - 10,000							
			10,001 - 12,000							
					90%	85%	80%	75%		
					70%	65%	60%	55%		
					50%	45%	40%	35%		
					30%	25%	20%	15%		
APPOMATTOX	<u>Owners:</u> \$7,500; no exemptions	<u>Owners:</u> \$50,000	<u>Owners:</u>							
			<u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>				
			\$ 0 - \$ 3,500	80%	\$ 5,001 - \$ 5,500	40%				
			3,501 - 4,000	70%	5,501 - 6,000	30%				
			4,001 - 4,500	60%	6,001 - 7,500	20%				
			4,501 - 5,000	50%						
ARLINGTON	<u>Owners:</u> \$22,000; first \$6,500 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	Income less than \$7,000: 100% exemption up to \$1,037. Income between \$7,000 and \$15,000: exemption ranges from \$1,311 for an income of \$7,000 to \$100 for an income of \$14,999. Income over \$15,000 but under \$22,000 may only defer the tax.						
AUGUSTA	<u>Owners:</u> \$12,000; first \$3,000 exempt	<u>Owners:</u> \$40,000	<u>Owners:</u>	Relief is based on a complex scale with the amount of relief decreasing as income and net worth increase. Relief ranges from 90% with income up to \$3,000 and net worth up to \$5,000 to 6% with income between \$11,000 and \$12,000 and net worth between \$35,000 and \$40,000.						
BATH	<u>Owners:</u> \$10,000; first \$2,500 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>							
			<u>Income</u>							
			\$ 0 - \$ 4,000		0-	10,834-	21,646-	32,501-	43,291-	54,146-
			4,001 - 5,500		10,833	21,645	32,500	43,290	54,145	65,000
			5,501 - 7,000							
			7,001 - 8,500							
			8,501 - 10,000							
					100%	90%	80%	70%	60%	50%
					90%	80%	70%	60%	50%	40%
					80%	70%	60%	50%	40%	30%
					70%	60%	50%	40%	30%	20%
					60%	50%	40%	30%	20%	10%

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>	
COUNTIES:				
BLAND	Owners: \$6,000; first \$2,500 exempt	Owners: \$20,000	Owners:	100% Exemption (maximum: \$100)
BOTETOURT	Owners: \$15,000; first \$1,500 exempt	Owners: \$50,000	Owners: <u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 5,000	80%
			5,001 - 8,000	60%
			8,001 - 11,000	40%
			11,001 - 15,000	20%
BUCHANAN	Owners: \$14,000; no exemptions	Owners: \$50,000	Owners:	\$125 exemption
BEDFORD	NONE	NONE	NONE	
BRUNSWICK	NONE	NONE	NONE	
BUCKINGHAM	NONE	NONE	NONE	
CAMPBELL	Owners: \$9,000; first \$1,500 exempt	Owners: \$50,000	Owners: <u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 4,999	80%
			4,500 - 5,250	70%
			5,251 - 6,000	60%
			6,001 - 6,750	50%
				(maximum: \$200)
			<u>Income</u>	<u>Exemption</u>
			\$ 6,751 - \$ 7,500	40%
			7,501 - 8,250	30%
			8,251 - 9,000	20%
CAROLINE	Owners: \$12,500; first \$4,000 exempt	Owners: \$40,000	Owners:	Exemption is equal to the amount by which the property tax exceeds the tax for the year in which the owner became 65. Any owner who became 65 before December 31, 1987 is eligible for exemption in the amount of tax exceeding that levied in 1987.



TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>				
COUNTIES:							
CARROLL	Owners: \$12,000; first \$2,500 exempt	Owners: \$40,000	Owners:	50% exemption (maximum: \$100)			
CHARLES CITY	Owners: \$18,000 no exemptions	Owners: \$65,000	Owners:	<u>Income</u>	<u>Exemption</u>	<u>Income</u> <u>Exemption</u>	
				\$ 0 - \$10,000	100%	\$14,001 - \$15,000	50%
				10,001 - 11,000	90%	15,001 - 16,000	40%
				11,001 - 12,000	80%	16,001 - 17,000	30%
				12,001 - 13,000	70%	17,001 - 18,000	20%
				13,001 - 14,000	60%		
				(maximum: \$250)			
CHESTERFIELD	Owners: \$15,700; first \$4,200 exempt	Owners: \$55,900	Owners:	<u>Income</u>	<u>Exemption</u>		
				\$ 0 - \$11,700	100%		
				11,701 - 13,300	50%		
				13,301 - 15,700	25%		
CHARLOTTE	NONE	NONE	NONE				
CRAIG	NONE	NONE	NONE				
CUMBERLAND	NONE	NONE	NONE				
CLARKE	Owners: \$12,500; no exemptions	Owners: \$30,000	Owners:	<u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
				\$ 0 - \$10,000	100%	\$11,001 - \$11,500	65%
				10,001 - 10,500	95%	11,501 - 12,500	50%
				10,501 - 11,000	80%		

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN			
			Income	Exemption	Net Worth (in dollars)	
COUNTIES:						
CULPEPER	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	<u>Exemption:</u>		
					0 - 18,501	18,501 - 34,000
					34,001 - 49,500	49,501 - 65,000
			\$ 0 - \$ 9,000		100%	90%
			9,001 - 11,250		90%	81%
			11,251 - 13,500		70%	63%
			13,501 - 15,750		50%	45%
			15,751 - 18,000		30%	27%
DICKENSON	<u>Owners:</u> \$13,000 first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u>	\$50 exemption		
DINWIDDIE	<u>Owners:</u> \$13,000; first \$4,000 exempt	<u>Owners:</u> \$26,000	<u>Owners:</u>			
			<u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 5,000	100%	\$ 9,001 - \$10,000	50%
			5,001 - 6,000	90%	10,001 - 11,000	40%
			6,001 - 7,000	80%	11,001 - 12,000	30%
			7,001 - 8,000	70%	12,001 - 13,000	20%
			8,001 - 9,000	60%		
ESSEX	NONE	NONE	NONE			
FAIRFAX	<u>Owners:</u> \$22,000; first \$6,500 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u>	100% exemption on incomes up to \$22,000.		
FAUQUIER	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	100% exemption		

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN																																	
COUNTIES:																																				
FLOYD	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$45,000	<u>Owners:</u>	Exemption is equal to the amount by which the property tax exceeds the tax for the year in which the owner became 65. Any owner who became 65 before December 31, 1986 is eligible for exemption in the amount of tax exceeding that levied on the property in 1986.																																
FLUVANNA	<u>Owners:</u> \$8,000; first \$2,000 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u>	<table border="1"> <thead> <tr> <th rowspan="2">Income</th> <th colspan="4">Net Worth (in dollars)</th> </tr> <tr> <th>0 - 5,000</th> <th>5,001 - 10,000</th> <th>10,001 - 15,000</th> <th>15,001 - 20,000</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 3,000</td> <td>100%</td> <td>75%</td> <td>50%</td> <td>25%</td> </tr> <tr> <td>3,001 - 4,500</td> <td>75%</td> <td>50%</td> <td>35%</td> <td>15%</td> </tr> <tr> <td>4,501 - 6,000</td> <td>50%</td> <td>35%</td> <td>20%</td> <td>10%</td> </tr> <tr> <td>6,001 - 8,000</td> <td>25%</td> <td>15%</td> <td>10%</td> <td>5%</td> </tr> </tbody> </table> <p>(maximum: \$200)</p>				Income	Net Worth (in dollars)				0 - 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000	\$ 0 - \$ 3,000	100%	75%	50%	25%	3,001 - 4,500	75%	50%	35%	15%	4,501 - 6,000	50%	35%	20%	10%	6,001 - 8,000	25%	15%	10%	5%
Income	Net Worth (in dollars)																																			
	0 - 5,000	5,001 - 10,000	10,001 - 15,000	15,001 - 20,000																																
\$ 0 - \$ 3,000	100%	75%	50%	25%																																
3,001 - 4,500	75%	50%	35%	15%																																
4,501 - 6,000	50%	35%	20%	10%																																
6,001 - 8,000	25%	15%	10%	5%																																
FRANKLIN	<u>Owners:</u> \$15,000;	<u>Owners:</u> \$25,000	<u>Owners:</u>	<table border="1"> <thead> <tr> <th rowspan="2">Income</th> <th colspan="3">Net Worth (in dollars)</th> </tr> <tr> <th>0 - \$10,000</th> <th>10,001 - 20,000</th> <th>20,001 - 25,000</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$5,000</td> <td>80%</td> <td>64%</td> <td>56%</td> </tr> <tr> <td>5,001 - 8,000</td> <td>60%</td> <td>48%</td> <td>42%</td> </tr> <tr> <td>8,001 - 11,000</td> <td>40%</td> <td>32%</td> <td>28%</td> </tr> <tr> <td>11,001 - 15,000</td> <td>20%</td> <td>16%</td> <td>14%</td> </tr> </tbody> </table>				Income	Net Worth (in dollars)			0 - \$10,000	10,001 - 20,000	20,001 - 25,000	\$ 0 - \$5,000	80%	64%	56%	5,001 - 8,000	60%	48%	42%	8,001 - 11,000	40%	32%	28%	11,001 - 15,000	20%	16%	14%						
Income	Net Worth (in dollars)																																			
	0 - \$10,000	10,001 - 20,000	20,001 - 25,000																																	
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5,001 - 8,000	60%	48%	42%																																	
8,001 - 11,000	40%	32%	28%																																	
11,001 - 15,000	20%	16%	14%																																	
FREDERICK	<u>Owners:</u> 16,000; first \$3,000 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>	<table border="1"> <thead> <tr> <th>Income</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 5,000</td> <td>100%</td> </tr> <tr> <td>5,001 - 7,000</td> <td>95%</td> </tr> <tr> <td>7,001 - 9,000</td> <td>85%</td> </tr> <tr> <td>9,001 - 11,000</td> <td>70%</td> </tr> <tr> <td>11,001 - 13,000</td> <td>50%</td> </tr> <tr> <td>13,001 - 16,000</td> <td>25%</td> </tr> </tbody> </table>				Income	Exemption	\$ 0 - \$ 5,000	100%	5,001 - 7,000	95%	7,001 - 9,000	85%	9,001 - 11,000	70%	11,001 - 13,000	50%	13,001 - 16,000	25%															
Income	Exemption																																			
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13,001 - 16,000	25%																																			

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN																
			Income	Exemption	Income	Exemption	Income	Exemption	Income	Exemption									
COUNTIES:																			
GILES	Owners: \$10,000; first \$1,500 exempt	Owners: \$35,000	Owners: Income	Exemption	Income	Exemption													
			\$ 0 - \$ 4,500	80%	\$ 6,001 - \$ 7,500	40%													
			4,501 - 6,000	60%	7,501 - 10,000	20%													
			(maximum: \$200)																
GLOUCESTER	Owners: \$10,000; first \$3,000 exempt	Owners: \$30,000	Owners: Income	Exemption	Income	Exemption													
			\$ 0 - \$ 4,000	100%	\$ 6,001 - \$ 8,000	60%													
			4,001 - 6,000	80%	8,001 - 10,000	40%													
			(maximum: \$360)																
GOOCHLAND	Owners: \$12,000; first \$4,000 exempt	Owners: \$50,000	Owners:	100% exemption (maximum: \$200)															
GRAYSON	Owners: \$5,000; no exemptions	Owners: \$10,000	Owners:	Up to 100% deferral															
GREENE	NONE	NONE	NONE																
HALIFAX	NONE	NONE	NONE																
HANOVER	Owners: \$12,950; first \$4,000 exempt	Owners: \$53,950	Owners:																
			Net Worth (in dollars)																
			0-	12,951	19,426-	25,901-	32,376-	37,766-	43,161-	48,556-									
			12,950	19,425	25,900	32,375	37,765	43,160	48,555	53,950									
	\$ 0 - \$ 3,780		100%	100%	100%	100%	90%	80%	70%	60%									
	3,781 - 5,395		100%	90%	80%	70%	60%	50%	40%	30%									
	5,396 - 7,015		100%	80%	70%	60%	50%	40%	30%	20%									
	7,016 - 8,635		100%	70%	60%	50%	40%	30%	20%	10%									
	8,636 - 10,790		90%	60%	50%	40%	30%	20%	10%	10%									
	10,791 - 12,950		80%	50%	40%	30%	20%	10%	10%	10%									
			(maximum: \$350)																

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN			
			Net Worth (in dollars)			
COUNTIES:						
HENRICO	<u>Owners:</u> \$16,000; first \$4,000 exempt	<u>Owners:</u> \$60,000	<u>Owners:</u>			
			<u>Income</u>		<u>15,000</u>	<u>30,000</u>
			\$ 0 - \$10,000		100%	100%
			10,001 - 12,000		100%	80%
			12,001 - 14,000		80%	60%
			14,001 - 16,000		50%	40%
			(maximum: \$500)			
HENRY	<u>Owners:</u> \$12,500; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>			
			<u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 7,032	90%	\$ 9,376 - \$10,156	50%
			7,033 - 7,782	80%	10,157 - 10,938	40%
			7,782 - 8,954	70%	10,939 - 11,718	30%
			8,595 - 9,375	60%	11,719 - 12,500	20%
			(maximum: \$300)			
HIGHLAND	NONE	NONE	NONE			
ISLE OF WIGHT	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	Up to 100% deferral		
JAMES CITY	<u>Owners:</u> \$18,500; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	100% exemption (maximum: \$350)		
KING GEORGE	<u>Owners:</u> \$9,000; first \$1,500 exempt	<u>Owners:</u> \$34,750	<u>Owners:</u>			
			<u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 4,000	60%	\$ 6,001 - \$ 7,000	30%
			4,001 - 5,000	50%	7,001 - 8,000	20%
			5,001 - 6,000	40%	8,001 - 9,000	10%
			Deferral: Up to 100%			

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>												
<b>COUNTIES:</b>															
KING & QUEEN	NONE	NONE	NONE												
LANCASTER	NONE	NONE	NONE												
LEE	<u>Owners:</u> \$12,000; first \$2,000 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;"><u>Income</u></th> <th style="text-align: left;"><u>Exemption</u></th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 6,000</td> <td>100%</td> </tr> <tr> <td>6,001 - 8,000</td> <td>75%</td> </tr> <tr> <td>8,001 - 10,000</td> <td>50%</td> </tr> <tr> <td>10,001 - 12,000</td> <td>33%</td> </tr> <tr> <td colspan="2" style="text-align: center;">(maximum: \$100)</td> </tr> </tbody> </table>	<u>Income</u>	<u>Exemption</u>	\$ 0 - \$ 6,000	100%	6,001 - 8,000	75%	8,001 - 10,000	50%	10,001 - 12,000	33%	(maximum: \$100)	
<u>Income</u>	<u>Exemption</u>														
\$ 0 - \$ 6,000	100%														
6,001 - 8,000	75%														
8,001 - 10,000	50%														
10,001 - 12,000	33%														
(maximum: \$100)															
LOUDOUN	<u>Owners:</u> \$22,000; first \$6,500 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u> Exemption: Amount by which the real state exceeds 2% of gross combined income (maximum: \$700). Deferral: Up to 100%												
LOUISA	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$55,000	<u>Owners:</u> 50% exemption (maximum: \$200)												
LUNENBURG	NONE	NONE	NONE												
MATHEWS	<u>Owners:</u> \$13,000; no exemptions	<u>Owners:</u> \$50,000	<u>Owners:</u> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;"><u>Income</u></th> <th style="text-align: left;"><u>Exemption</u></th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 7,000</td> <td>100%</td> </tr> <tr> <td>7,001 - 9,000</td> <td>80%</td> </tr> <tr> <td>9,001 - 11,000</td> <td>60%</td> </tr> <tr> <td>11,001 - 13,000</td> <td>40%</td> </tr> <tr> <td colspan="2" style="text-align: center;">(maximum: \$360)</td> </tr> </tbody> </table>	<u>Income</u>	<u>Exemption</u>	\$ 0 - \$ 7,000	100%	7,001 - 9,000	80%	9,001 - 11,000	60%	11,001 - 13,000	40%	(maximum: \$360)	
<u>Income</u>	<u>Exemption</u>														
\$ 0 - \$ 7,000	100%														
7,001 - 9,000	80%														
9,001 - 11,000	60%														
11,001 - 13,000	40%														
(maximum: \$360)															
MADISON	NONE	NONE	NONE												

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>					
<b>COUNTIES:</b>								
MECKLENBURG	NONE	NONE	NONE					
MIDDLESEX	<u>Owners:</u> \$8,000; first \$1,500 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>				
			\$ 0 - \$ 3,500	100%				
			3,501 - 5,000	80%				
			5,001 - 6,500	60%				
			6,501 - 8,000	40%				
			(maximum: \$250)					
MONTGOMERY	<u>Owners:</u> \$14,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>				
			\$ 0 - \$ 9,000	100%				
			9,001 - 11,000	60%				
			11,001 - 14,000	40%				
			Deferral: Up to 100%					
NELSON	<u>Owners:</u> \$8,000; first \$1,500 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> <u>Income</u>	Net Worth (in dollars)				
			\$ 0 - \$ 4,000	0- 10,000	10,001- 20,000	20,001- 30,000	30,001- 40,000	40,001- 50,000
			4,001 - 5,000	80%	70%	60%	50%	40%
			5,001 - 6,500	70%	60%	50%	40%	30%
			6,501 - 9,000	60%	50%	40%	30%	20%
				50%	40%	30%	20%	10%
NEW KENT	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	Deferral up to 100%				
NORTHAMPTON	<u>Owners:</u> \$5,000; first \$3,000 exempt	<u>Owners:</u> \$20,000	<u>Owners:</u> <u>Income</u>	<u>Deferral</u>				
			\$ 0 - \$ 3,500	100%				
			3,501 - 5,000	50%				

TABLE 3  
REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN							
			Income	Exemption	Income	Exemption	Net Worth (in dollars)			
<b>COUNTIES:</b>										
NORTHUMBERLAND	NONE	NONE	NONE							
NOTTOWAY	NONE	NONE	NONE							
ORANGE	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$55,000	<u>Owners:</u> <u>Income</u>	<u>Exemption:</u>		<u>Net Worth (in dollars)</u>				
			\$ 0 - \$ 7,000		0-	15,001-	25,001-	35,001-	45,001-	
			7,001 - 9,000		15,000	25,000	35,000	45,000	55,000	
			9,001 - 10,500							
			10,501 - 12,000							
			12,001 - 15,000							
						80%	64%	56%	40%	32%
						60%	48%	42%	30%	24%
						50%	40%	35%	25%	20%
						40%	32%	28%	20%	16%
						20%	16%	14%	10%	8%
PAGE	<u>Owners:</u> \$8,000; no exemptions	<u>Owners:</u> \$40,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>				
			\$ 0 - \$ 7,000	100%	\$ 9,001 - \$10,000	40%				
			7,001 - 8,000	80%	10,001 - 11,000	30%				
			8,001 - 9,000	60%	11,001 - 12,000	25%				
					12,000 and above	0%				
				(maximum: \$200)						
PATRICK	NONE	NONE	NONE							
PITTSYLVANIA	<u>Owners:</u> \$6,000; no exemptions	<u>Owners:</u> \$15,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>	<u>Income</u>	<u>Exemption</u>				
			\$ 0 - \$ 1,000	100%	\$ 3,501 - \$ 4,000	50%				
			1,001 - 2,000	90%	4,001 - 4,500	40%				
			2,001 - 2,500	80%	4,501 - 5,000	30%				
			2,501 - 3,000	70%	5,001 - 5,500	20%				
			3,001 - 3,500	60%	5,501 - 6,000	10%				
				(maximum: \$200)						
POWHATAN	<u>Owners:</u> \$22,000; first \$6,500 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u> <u>Income</u>	<u>Exemption</u>						
			\$ 0 - \$11,000	75%						
			11,001 - 22,000	50%						



TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN							
COUNTIES:										
PRINCE EDWARD	NONE	NONE	NONE							
PRINCE GEORGE	Owners: \$15,000; no exemptions	Owners: \$55,000	Owners:	50% exemption						
PRINCE WILLIAM	Owners: \$22,000; first \$6,500 exempt; in addition, owners may deduct the first \$7,500 of disability income	Owners: \$75,000	Owners:	100% exemption						
PULASKI	Owners: \$12,500; first \$2,000 exempt	Owners: \$35,000	Owners: Income	Exemption						
			\$ 0 - \$ 6,500	80%						
			6,501 - 8,500	60%						
			8,501 - 10,500	40%						
			10,501 - 12,500	20%						
RAPPAHANNOCK	NONE	NONE	NONE							
ROANOKE	Owners: \$22,000; first \$4,000 exempt	Owners: \$75,000	Owners:	Exemption is equal to the amount by which the property tax exceeds the tax for the year in which the owner became 65. Any owner who became 65 before December 31, 1974 is eligible for exemption in the amount of tax exceeding that levied on the property in 1974.						
ROCKBRIDGE	Owners: \$12,000; first \$4,000 exempt; in addition, owners may deduct the first \$5,000 of disability income	Owners: \$75,000	Owners: Income	Net Worth (in dollars)						
			\$ 0 - \$ 6,000	0- 12,000	12,001- 24,000	24,001- 36,000	36,001- 48,000	48,001- 75,000		
			6,001 - 9,000	80%	64%	52%	40%	24%		
			9,001 - 12,000	60%	48%	39%	30%	18%		
				30%	24%	20%	15%	9%		

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>			
<b>COUNTIES:</b>						
ROCKINGHAM	<u>Owners:</u> \$11,000; first \$2,000 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>	<u>Exemption:</u>	<u>Net Worth (in dollars)</u>	
					0 - 15,001	20,001 25,001
					15,000	20,000 25,000 30,000
			<u>Income</u>			
			\$ 0 - \$ 6,500		80%	64% 56% 40%
			6,501 - 8,000		60%	48% 42% 30%
			8,001 - 9,500		40%	32% 28% 20%
			9,501 - 11,000		20%	16% 14% 10%
RUSSELL	<u>Owners:</u> \$9,500; first \$1,500 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	100% exemption (maximum: \$135)		
SCOTT	<u>Owners:</u> \$8,500; first \$1,500 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u>	100% exemption on first \$9,000 of assessed value		
SHENANDOAH	<u>Owners:</u> \$8,500; first \$1,200 exempt	<u>Owners:</u> \$55,000, including dwelling and land; \$20,000 excluding dwelling and land	<u>Owners:</u>	<u>Income</u>	<u>Exemption</u>	
				\$ 0 - \$ 6,500	75%	
				6,501 - 7,000	65%	
				7,001 - 7,500	55%	
				7,501 - 8,000	45%	
				8,001 - 8,500	35%	
SMYTH	<u>Owners:</u> \$10,000; first \$1,500 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u>	<u>Exemption:</u>	<u>Net Worth (in dollars)</u>	
					0 - 15,001-	20,001-
					\$15,000	20,000 25,000
			<u>Income</u>			
			\$ 0 - \$4,000		80%	64% 56%
			4,001 - 6,000		60%	48% 42%
			6,001 - 8,000		40%	32% 28%
			8,001 - 10,000		20%	16% 14%

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>
<b>COUNTIES:</b>			
SOUTHAMPTON	<u>Owners:</u> \$7,500; first \$3,000 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u> Up to 100% deferral
SPOTSYLVANIA	<u>Owners:</u> \$17,500; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> 100% exemption (maximum: \$400)
STAFFORD	Category I: Exemptions for incomes under \$22,000  <u>Owners:</u> \$22,000; first \$4,000 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u> 100% exemption
SURRY	<u>Owners:</u> \$10,000; first \$4,000 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u> <u>Income</u> <u>Exemption</u> \$ 0 - \$ 2,500              100% 2,501 - 5,000              75% 5,001 - 7,500              50% 7,501 - 10,500             25% (maximum: \$200)
SUSSEX	NONE	NONE	NONE
TAZEWELL	<u>Owners:</u> \$10,000; first \$1,500 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u> 100% exemption (maximum: \$125)

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>			
<b>COUNTIES:</b>						
WARREN	Category I: Ages 65 to 74		<u>Owners:</u>	Deferral:	100%	
	<u>Owners:</u> \$15,000, first \$1,500 exempt	<u>Owners:</u> \$75,000				
	Category II: 75 and over		<u>Owners:</u>	Exemption:	100%	
	<u>Owners:</u> \$22,000; first \$1,500 exempt	<u>Owners:</u> \$75,000				
WASHINGTON	<u>Owners:</u> \$10,000; first \$2,500 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>	Exemption:		
					Net Worth (in dollars)	
			<u>Income</u>	\$10,000	20,000	30,000
			\$ 0 - \$4,000	80%	64%	56%
			4,001 - 6,000	60%	48%	42%
			6,001 - 8,000	40%	32%	28%
			8,001 - 10,000	20%	18%	14%
WISE	<u>Owners:</u> \$22,000; first \$4,000 exempt	<u>Owners:</u> \$75,000	<u>Owners:</u>	\$100 exemption		
					Wise County also provides relief from the personal property tax on mobile homes if used as a residence for the low income elderly with the same income and net worth requirements as set forth for real property tax exemption.	
WYTHE	<u>Owners:</u> \$11,000; first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u>	100% exemption (maximum: \$125)		

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>		
<b>COUNTIES:</b>					
YORK	<u>Owners:</u> \$15,000; first \$4,000 exempt; in addition, owners may deduct the first \$5,000 of disability income	<u>Owners:</u> \$50,000	<u>Owners:</u>	100% exemption (maximum: \$400)	
<b>TOWNS:</b>					
ABINGDON	<u>Owners:</u> \$10,000; first \$2,500 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>	<u>Exemption:</u>	Net Worth (in dollars)
			<u>Income</u>		0 - 10,001- 20,001- \$10,000 20,000 30,000
			\$ 0 - \$4,000		80% 64% 56%
			4,001 - 6,000		60% 48% 42%
			6,001 - 8,000		40% 32% 28%
			8,001 - 10,000		20% 18% 14%
ALTAVISTA	(Same as plan for Campbell County)				
ASHLAND	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$55,000	<u>Owners:</u>	50% exemption	
BERRYVILLE	<u>Owners:</u> \$12,500; no exemptions	<u>Owners:</u> \$30,000	<u>Owners:</u>	<u>Exemption</u>	
			<u>Income</u>		
			\$ 0 - \$10,000		100%
			10,001 - 10,500		95%
			10,501 - 11,000		80%
			11,001 - 11,500		65%
			11,501 - 12,500		50%

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>		
<b>TOWNS:</b>					
BIG STONE GAP	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	100% exemption	
BLACKSBURG	<u>Owners:</u> \$14,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	% of tax that may be exempted	% of tax that may be deferred
			<u>Income</u>		
			\$ 0 - \$ 9,000	100%	0%
			9,001 - 11,000	60%	40%
			11,001 - 14,000	40%	60%
BLUEFIELD	<u>Owners:</u> \$10,000; first \$4,000 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u>	100% exemption	
BROADWAY	(Same as plan for Rockingham County)				
BROOKNEAL	(Same as plan for Campbell County)				
COEBURN	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u>	50% exemption (maximum: \$50)	
COLONIAL BEACH	<u>Owners:</u> \$12,000	<u>Owners:</u> \$50,000	<u>Owners:</u>	Deferral is equal to the amount by which the property tax exceeds the tax for the year in which the owner became 65 or disabled.	
CREWE	<u>Owners:</u> \$6,000 first \$4,000 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u>	100% exemption	
DUBLIN	(Same as plan for Pulaski County)				

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>			
<b>TOWNS:</b>						
DUMFRIES	<u>Owners:</u> \$19,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	100% exemption		
FRONT ROYAL	<u>Owners:</u> \$7,500; first \$1,500 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>			
			<u>Income</u>	<u>Deferral</u>	<u>Income</u>	<u>Exemption</u>
			\$ 0 - \$ 5,000	90%	\$ 6,001 - \$ 6,500	60%
			5,001 - 5,500	80%	6,501 - 7,000	50%
			5,501 - 6,000	70%	7,001 - 7,500	40%
GLASGOW	(Same as plan for Rockbridge County)					
GORDONSVILLE	(Same as plan for Orange County)					
HERNDON	(Same as plan for Fairfax County except no deferral plan offered)					
HILLSVILLE	(Same as plan for Carroll County)					
HURT	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$30,000	<u>Owners:</u>	20% reduction on the existing rate on assessed valuation. (1984 real property tax rate for elderly is 16¢ per \$100.)		
INDEPENDENCE	<u>Owners:</u> \$5,000; no exemption	<u>Owners:</u> \$11,000	<u>Owners:</u>	For income up to \$10,000, 100% deferral. For incomes over \$10,000 but under \$11,000 the deferred is to be reduced by the amount total income exceeds \$10,000.		
LEBANON	<u>Owners:</u> \$9,500; first \$1,500 exempt	<u>Owners:</u> \$25,000	<u>Owners:</u>	50% exemption		
LEESBURG	<u>Owners:</u> \$18,000; first \$4,000 exempt	<u>Owners:</u> \$65,000	<u>Owners:</u>	Exemption: 100% Deferral: Up to 100%		

TABLE 3  
 REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
 CITIES, COUNTIES AND SELECTED TOWNS, 1988  
 (continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>										
<b>TOWNS:</b>													
LURAY	<u>Owners:</u> \$6,000; no exemptions	<u>Owners:</u> \$20,000	<u>Owners:</u> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;"><u>Income</u></th> <th style="text-align: left;"><u>Exemption</u></th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 3,000</td> <td>80%</td> </tr> <tr> <td>3,001 - 4,000</td> <td>60%</td> </tr> <tr> <td>4,001 - 5,000</td> <td>40%</td> </tr> <tr> <td>5,001 - 6,000</td> <td>20%</td> </tr> </tbody> </table>	<u>Income</u>	<u>Exemption</u>	\$ 0 - \$ 3,000	80%	3,001 - 4,000	60%	4,001 - 5,000	40%	5,001 - 6,000	20%
<u>Income</u>	<u>Exemption</u>												
\$ 0 - \$ 3,000	80%												
3,001 - 4,000	60%												
4,001 - 5,000	40%												
5,001 - 6,000	20%												
MARION	<u>Owners:</u> \$6,000; first \$1,500 exempt	<u>Owners:</u> \$10,000	<u>Owners:</u> 50% exemption										
MIDDLEBURG	<u>Owners:</u> \$15,000; first \$4,000 exempt	<u>Owners:</u> \$55,000	<u>Owners:</u> 25% exemption										
MT. JACKSON	(Same as plan for Shenandoah County)												
OCCOQUAN	<u>Owners:</u> \$10,000; first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u> 100% exemption										
ORANGE	(Same as plan for Orange County)												
POUND	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> 50% exemption (maximum: \$50)										
PULASKI	<u>Owners:</u> \$10,000; first \$2,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u> <table style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;"><u>Income</u></th> <th style="text-align: left;"><u>Exemption</u></th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 4,500</td> <td>80%</td> </tr> <tr> <td>4,501 - 6,000</td> <td>60%</td> </tr> <tr> <td>6,001 - 7,500</td> <td>40%</td> </tr> <tr> <td>7,501 - 10,000</td> <td>20%</td> </tr> </tbody> </table>	<u>Income</u>	<u>Exemption</u>	\$ 0 - \$ 4,500	80%	4,501 - 6,000	60%	6,001 - 7,500	40%	7,501 - 10,000	20%
<u>Income</u>	<u>Exemption</u>												
\$ 0 - \$ 4,500	80%												
4,501 - 6,000	60%												
6,001 - 7,500	40%												
7,501 - 10,000	20%												



TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988  
(continued)

LOCALITY	COMBINED GROSS INCOME	COMBINED NET WORTH	RELIEF PLAN																																																						
TOWNS:																																																									
PURCELLVILLE	Owners: \$15,000; first \$2,500 exempt	Owners: \$65,000	Owners:	Exemption: Amount by which the real estate tax exceeded 1/2 of 1% of gross combined income. Deferral: Up to 100%																																																					
QUANTICO	(Same as plan for Prince William County.)																																																								
STANLEY	(Same as plan for Page County.)																																																								
STEPHENS CITY	Owners: \$12,500; first \$2,500 exempt	Owners: \$30,000	Owners:	<table border="1"> <thead> <tr> <th rowspan="2">Income</th> <th colspan="6">Net Worth (in dollars)</th> </tr> <tr> <th>0- 5,000</th> <th>5,001- 10,000</th> <th>10,001- 15,000</th> <th>15,001- 20,000</th> <th>20,001- 25,000</th> <th>25,001- 30,000</th> </tr> </thead> <tbody> <tr> <td>\$ 0 - \$ 4,000</td> <td>100%</td> <td>98%</td> <td>94%</td> <td>88%</td> <td>80%</td> <td>70%</td> </tr> <tr> <td>4,001 - 6,000</td> <td>95%</td> <td>93%</td> <td>89%</td> <td>83%</td> <td>75%</td> <td>65%</td> </tr> <tr> <td>6,001 - 8,000</td> <td>85%</td> <td>83%</td> <td>79%</td> <td>73%</td> <td>65%</td> <td>55%</td> </tr> <tr> <td>8,001 - 10,000</td> <td>70%</td> <td>68%</td> <td>64%</td> <td>58%</td> <td>50%</td> <td>40%</td> </tr> <tr> <td>10,001 - 12,000</td> <td>50%</td> <td>48%</td> <td>44%</td> <td>38%</td> <td>30%</td> <td>20%</td> </tr> </tbody> </table>						Income	Net Worth (in dollars)						0- 5,000	5,001- 10,000	10,001- 15,000	15,001- 20,000	20,001- 25,000	25,001- 30,000	\$ 0 - \$ 4,000	100%	98%	94%	88%	80%	70%	4,001 - 6,000	95%	93%	89%	83%	75%	65%	6,001 - 8,000	85%	83%	79%	73%	65%	55%	8,001 - 10,000	70%	68%	64%	58%	50%	40%	10,001 - 12,000	50%	48%	44%	38%	30%	20%
Income	Net Worth (in dollars)																																																								
	0- 5,000	5,001- 10,000	10,001- 15,000	15,001- 20,000	20,001- 25,000	25,001- 30,000																																																			
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4,001 - 6,000	95%	93%	89%	83%	75%	65%																																																			
6,001 - 8,000	85%	83%	79%	73%	65%	55%																																																			
8,001 - 10,000	70%	68%	64%	58%	50%	40%																																																			
10,001 - 12,000	50%	48%	44%	38%	30%	20%																																																			
STRASBURG	(Same as plan for Shenandoah County.)																																																								
TAZEWELL	Owners: \$10,000; first \$1,500 exempt	Owners: \$30,000	Owners:	100% exemption (maximum: \$125)																																																					
THE PLAINS	(Same as for Fauquier County.)																																																								
VIENNA	(Same as plan for Fairfax County.)																																																								
VINTON	(Same as plan for Roanoke County.)																																																								

TABLE 3

REAL PROPERTY TAX RELIEF FOR THE ELDERLY  
CITIES, COUNTIES AND SELECTED TOWNS, 1988

(continued)

<u>LOCALITY</u>	<u>COMBINED GROSS INCOME</u>	<u>COMBINED NET WORTH</u>	<u>RELIEF PLAN</u>
TOWNS:			
WARRENTON	<u>Owners:</u> \$12,000; first \$4,000 exempt	<u>Owners:</u> \$50,000	<u>Owners:</u> 100% exemption
WISE	(Same as plan for Wise County.)		
WYTHEVILLE	<u>Owners:</u> \$10,000; first \$4,000 exempt	<u>Owners:</u> \$35,000	<u>Owners:</u> 100% exemption (maximum: \$62.50)

SOURCE: Division of Legislative Services 1988 Survey and  
Tax Rates in Virginia's Counties, Cities and Towns (Institute of Government).

TABLE 4

Revenue Loss Attributable to Real Estate Tax Relief Programs  
for Elderly Homeowners in 1987 or 1988

<u>Locality</u>	<u>Revenue Loss</u>	<u>Total Real Estate Tax Collections</u>
<u>COUNTIES:</u>		
Accomack	\$ 24,968	\$ 4,142,399
Albemarle	\$ 60,344	\$ 15,875,615
Alleghany	-----	\$ 1,682,003
Amelia	\$ 0	\$ 1,208,236
Amherst	\$ 11,518	\$ 2,743,052
Appomattox	\$ 3,686	\$ 1,334,252
Arlington	\$ 295,586	\$101,799,252
Augusta	\$ 28,725	\$ 6,991,202
Bath	\$ 4,332	\$ 648,999
Bedford	\$ 0	\$ 5,482,349
Bland	\$ 1,984	\$ 664,419
Botetourt	\$ 12,860	\$ 3,700,098
Brunswick	\$ 0	\$ 1,474,925
Buchanan	\$ 40,563	\$ 4,855,894
Buckingham	\$ 0	\$ 1,720,771
Campbell	\$ 11,271	\$ 3,915,444
Caroline	\$ 82,430	\$ 2,382,846
Carroll	\$ 18,959	\$ 2,124,595
Charles City	\$ 10,716	\$ 1,670,969
Charlotte	\$ 0	\$ 1,137,841
Chesterfield	\$ 175,987	\$ 54,626,186
Clarke	\$ 16,268	\$ 2,456,868
Craig	\$ 0	\$ 503,867
Culpeper	\$ 50,031	\$ 3,983,363
Cumberland	\$ 0	\$ 502,175
Dickenson	\$ 9,799	\$ 2,414,691
Dinwiddie	-----	\$ 2,886,697
Essex	\$ 0	\$ 1,363,011
Fairfax	\$1,692,416	\$461,909,296
Fauquier	\$ 53,393	\$ 10,207,622
Floyd	\$ 3,151	\$ 1,591,417
Fluvanna	\$ 5,579	\$ 1,546,634
Franklin	\$ 4,068	\$ 4,159,277
Frederick	\$ 30,898	\$ 5,700,798
Giles	\$ 13,095	\$ 1,629,609

Revenue Loss Attributable to Real Estate Tax Relief Programs  
for Elderly Homeowners in 1987 or 1988

(continued)

<u>Locality</u>	<u>Revenue Loss</u>	<u>Total Real Estate Tax Collections</u>
<b>COUNTIES:</b>		
Gloucester	\$ 24,424	\$ 5,353,522
Goochland	\$ 8,230	\$ 2,746,449
Grayson	\$ 0	\$ 1,415,417
Greene	-----	\$ 1,479,294
Greensville	-----	\$ 937,627
Halifax	\$ 0	\$ 1,836,322
Hanover	\$ 57,036	\$ 9,850,745
Henrico	\$ 431,500	\$ 60,166,313
Henry	\$ 62,338	\$ 5,290,589
Highland	\$ 0	\$ 630,810
Isle of Wight	\$ 4,845	\$ 3,082,543
James City	\$ 30,919	\$ 8,414,045
King George	\$ 94,700	\$ 2,159,449
King and Queen	\$ 0	\$ 1,243,595
King William	-----	\$ 1,490,382
Lancaster	\$ 0	\$ 1,810,901
Lee	-----	\$ 2,233,798
Loudoun	\$ 148,589	\$ 34,020,299
Louisa	\$ 21,768	\$ 1,778,288
Lunenburg	\$ 0	\$ 1,425,146
Madison	\$ 0	\$ 1,935,179
Mathews	\$ 4,658	\$ 1,497,610
Mecklenburg	-----	\$ 2,384,374
Middlesex	\$ 3,380	\$ 1,310,821
Montgomery	\$ 64,920	\$ 8,313,078
Nelson	\$ 8,565	\$ 2,841,491
New Kent	\$ 805	\$ 2,674,521
Northampton	\$ 0	\$ 1,947,568
Northumberland	\$ 0	\$ 2,018,021
Nottoway	\$ 0	\$ 1,132,374
Orange	\$ 18,215	\$ 3,179,756
Page	\$ 17,017	\$ 1,990,328
Patrick	\$ 0	\$ 1,511,629
Pittsylvania	\$ 0	\$ 3,543,779
Powhatan	\$ 28,192	\$ 2,237,583

Revenue Loss Attributable to Real Estate Tax Relief Programs  
for Elderly Homeowners in 1987 or 1988

(continued)

<u>Locality</u>	<u>Revenue Loss</u>	<u>Total Real Estate Tax Collections</u>
<b><u>COUNTIES:</u></b>		
Prince Edward	-----	\$ 1,201,107
Prince George	\$ 7,517	\$ 3,088,523
Prince William	\$ 434,830	\$ 78,170,889
Pulaski	\$ 39,023	\$ 4,823,179
Rappahannock	\$ 0	\$ 1,239,342
Richmond	\$ 0	\$ 943,036
Roanoke	\$ 246,876	\$ 22,882,144
Rockbridge	\$ 9,800	\$ 2,025,018
Rockingham	\$ 31,530	\$ 6,546,387
Russell	\$ 99,484	\$ 2,541,741
Scott	-----	\$ 1,913,735
Shenandoah	\$ 9,838	\$ 4,503,272
Smyth	\$ 17,095	\$ 2,589,172
Southampton	\$ 0	\$ 1,881,973
Spotsylvania	-----	\$ 7,937,705
Stafford	\$ 14,296	\$ 14,067,605
Surry	-----	\$ 888,948
Sussex	\$ 0	\$ 1,258,547
Tazewell	\$ 25,985	\$ 4,555,655
Warren	\$ 29,316	\$ 2,595,873
Washington	-----	\$ 5,209,114
Westmoreland	-----	\$ 2,451,769
Wise	\$ 145,000	\$ 2,116,248
Wythe	-----	\$ 2,021,904
York	\$ 79,250	\$ 7,338,240
<b><u>CITIES:</u></b>		
Alexandria	\$ 329,392	\$ 84,522,355
Bedford	\$ 2,814	\$ 1,014,738
Bristol	-----	\$ 4,042,437
Buena Vista	\$ 21,416	\$ 917,563
Charlottesville	\$ 73,295	\$ 11,946,300

Revenue Loss Attributable to Real Estate Tax Relief Programs  
for Elderly Homeowners in 1987 or 1988  
(continued)

<u>Locality</u>	<u>Revenue Loss</u>	<u>Total Real Estate Tax Collections</u>
<b><u>CITIES:</u></b>		
Chesapeake	\$ 290,199	\$ 36,207,511
Clifton Forge	-----	\$ 772,932
Colonial Heights	\$ 44,778	\$ 4,786,256
Covington	\$ 16,303	\$ 979,304
Danville	\$ 34,751	\$ 5,326,818
Emporia	\$ 0	\$ 760,988
Fairfax	-----	\$ 12,166,290
Falls Church	\$ 25,193	\$ 6,148,107
Franklin	\$ 666	\$ 1,363,108
Fredericksburg	\$ 7,647	\$ 5,908,694
Galax	\$ 4,327	\$ 1,243,275
Hampton	\$ 264,766	\$ 32,673,461
Harrisonburg	\$ 16,054	\$ 4,696,519
Hopewell	\$ 51,418	\$ 5,099,507
Lexington	\$ 14,551	\$ 1,210,288
Lynchburg	\$ 320,471	\$ 15,034,944
Manassas	\$ 19,354	\$ 10,961,198
Manassas Park	\$ 23,590	\$ 2,513,338
Martinsville	\$ 15,402	\$ 2,741,517
Newport News	\$ 164,870	\$ 45,120,434
Norfolk	\$ 926,264	\$ 58,640,684
Norton	\$ 7,352	\$ 601,047
Petersburg	\$ 68,767	\$ 9,358,932
Poquoson	\$ 14,597	\$ 2,711,217
Portsmouth	-----	\$ 24,954,566
Radford	\$ 28,339	\$ 1,675,900
Richmond	\$ 766,956	\$ 85,853,121
Roanoke	\$ 353,743	\$ 24,652,259
Salem	\$ 77,337	\$ 6,490,654
South Boston	\$ 3,509	\$ 1,215,546
Staunton	\$ 54,362	\$ 5,025,394
Suffolk	\$ 57,070	\$ 9,488,745
Virginia Beach	\$ 313,693	\$ 93,994,540
Waynesboro	\$ 24,627	\$ 4,393,601
Williamsburg	-----	\$ 2,282,076
Winchester	-----	\$ 5,340,132

----- = Locality did not respond

0 = Locality does not have a relief program

TABLE 5

Counties and Cities

<u>Counties</u>	<u>Total Elderly Population/65+</u>	<u>Total Number Participating in Real Estate Tax Relief Programs</u>	<u>Percentage</u>
Accomack	5,660	247	4.4%
Albemarle	5,470	262	4.7%
Alleghany	1,860		
Amelia	1,170	0*	0.0%
Amherst	3,400	153	4.5%
Appomattox	1,710	74	4.3%
Arlington	21,010	372	1.7%
Augusta	6,040	450	7.4%
Bath	740	75	10.1%
Bedford	5,150	0*	0.0%
Bland	810	27	3.3%
Botetourt	2,860	179	6.2%
Brunswick	2,530	0*	0.0%
Buchanan	2,990	444	14.8%
Buckingham	1,850	0*	0.0%
Campbell	5,130	203	3.9%
Caroline	2,240	25	1.1%
Carroll	4,270	411	9.6%
Charles City	680	148	21.7%
Charlotte	1,870	0*	0.0%
Chesterfield	11,050	524	4.7%
Clarke	1,540	67	4.3%
Craig	550	0*	0.0%
Culpeper	3,280	191	5.8%
Cumberland	1,260	0*	0.0%
Dickenson	2,080	216	10.3%
Dinwiddie	2,750		
Essex	1,500	0*	0.0%
Fairfax	48,020	1,344	2.7%
Fauquier	4,180	172	4.1%

Counties and Cities  
(continued)

<u>Counties</u>	<u>Total Elderly Population/65+</u>	<u>Total Number Participating in Real Estate Tax Relief Programs</u>	<u>Percentage</u>
Floyd	1,970	49	2.4%
Fluvanna	1,410	56	3.9%
Franklin	4,730	84	1.7%
Frederick	3,690	237	6.4%
Giles	2,770	238	8.5%
Gloucester	3,480	119	3.4%
Goochland	1,640	56	3.4%
Grayson	2,650	None	-----
Greene	850	-----	-----
Greensville	1,380	-----	-----
Halifax	4,800	0*	0.0%
Hanover	6,370	269	4.2%
Henrico	26,520	1,200	4.5%
Henry	6,280	593	9.4%
Highland	490	0*	0.0%
Isle of Wight	2,790	17	0.6%
James City	3,180	134	4.2%
King George	1,170	8	0.6%
King & Queen	1,050	0*	0.0%
King William	1,300	-----	-----
Lancaster	2,890	0*	0.0%
Lee	3,580	-----	-----
Loudoun	4,650	278	5.9%
Louisa	2,670	263	9.8%
Lunenburg	1,970	0*	0.0%
Madison	1,610	0*	0.0%
Mathews	2,030	39	1.9%
Mecklenburg	5,200	0*	0.0%
Middlesex	1,890	26	1.3%
Montgomery	4,990	269	5.3%



## Counties and Cities

(continued)

<u>Counties</u>	<u>Total Elderly Population/65+</u>	<u>Total Number Participating in Real Estate Tax Relief Programs</u>	<u>Percentage</u>
Nelson	1,970	88	4.4%
New Kent	1,120	3	0.2%
Northampton	2,620	None	-----
Northumberland	2,420	0*	0.0%
Nottoway	2,740	0*	0.0%
Orange	2,960	189	6.3%
Page	2,980	144	4.8%
Patrick	2,740	-----	-----
Pittsylvania	8,690	None	-----
Powhatan	1,140	166	14.5%
Prince Edward	2,440	0*	0.0%
Prince George	1,360	64	4.7%
Prince William	5,860	426	7.2%
Pulaski	4,720	366	7.7%
Rappahannock	880	0*	0.0%
Richmond	1,260	0*	0.0%
Roanoke	9,680	1,300	13.4%
Rockbridge	2,570	121	4.7%
Rockingham	6,480	244	3.7%
Russell	3,600	959	26.6%
Scott	3,990	-----	-----
Shenandoah	4,700	97	2.0%
Smyth	5,030	306	6.0%
Southampton	2,500	None	-----
Spotsylvania	2,900	UNAVAILABLE	-----
Stafford	3,420	460	13.4%
Surry		-----	-----
Sussex	1,540	0*	0.0%
Tazewell	5,700	304	5.3%
Warren	3,220	140	4.3%
Washington	6,240	-----	-----
Westmoreland	2,790	-----	-----
Wise	5,130	1,975	38.4%
Wyth	3,720	-----	-----
York	3,150	278	8.8%

Counties and Cities

(continued)

<u>Cities</u>	<u>Total Elderly Population/65+</u>	<u>Total Number Participating in Real Estate Tax Relief Programs</u>	<u>Percentage</u>
Alexandria	12,360	342	2.7%
Bedford	1,890	32	1.6%
Bristol	3,010	UNAVAILABLE	-----
Buena Vista	920	246	26.7%
Charlottesville	4,750	257	5.4%
Chesapeake	11,670	977	8.3%
Clifton Forge	1,340	46	3.4%
Colonial Heights	2,300	132	5.7%
Covington	1,670	165	9.8%
Danville	8,410	324	3.8%
Emporia	110	0*	0.0%
Fairfax	1,390	-----	-----
Falls Church	1,690	42	2.4%
Franklin	1,280	10	0.7%
Fredericksburg	2,940	10	0.3%
Galax	1,510	56	3.7%
Hampton	11,920	650	5.4%
Harrisonburg	3,150	83	2.6%
Hopewell	3,370	208	6.1%
Lexington	940	96	10.2%
Lynchburg	10,060	1,073	10.6%
Manassas	900	25	2.7%
Manassas Park	260	28	10.7%
Martinsville	4,140	139	3.3%
Newport News	15,730	689	4.3%
Norfolk	31,570	1,923	6.0%
Norton	660	78	11.8%
Petersburg	5,210	352	6.7%
Poquoson	750	26	3.4%
Portsmouth	15,630	-----	-----
Radford	1,330	120	9.0%
Richmond	33,070	2,433	7.3%
Roanoke	16,890	2,101	12.4%
Salem	3,990	421	10.5%
South Boston	1,440	26	1.8%

Counties and Cities

(continued)

<u>Cities</u>	<u>Total Elderly Population/65+</u>	<u>Total Number Participating in Real Estate Tax Relief Programs</u>	<u>Percentage</u>
Staunton	4,140	195	4.7%
Suffolk	7,560	160	2.1%
Virginia Beach	21,270	617	2.9%
Waynesboro	3,050	125	4.0%
Williamsburg	1,220	-----	-----
Winchester	3,390	-----	-----
<b>TOTAL</b>	<hr/>	<hr/>	<hr/>
	644,790	31,356	4.8%

\*Localities that have not enacted a real estate tax relief program for the elderly.

----- Localities that did not respond to the survey.

SOURCES: Department of Planning and Budget 1988 Population Estimates

1988 Division of Legislative Services Survey on Real Estate Tax Relief for the Elderly

## V. Alternatives Considered

After examining the results of the tax survey and listening to comments from administrators of the real estate tax relief program, the joint subcommittee concluded that the following administrative problems existed, and also considered several possible solutions to such problems

### PROBLEM IDENTIFIED

1. The income limitations set forth in § 58.1-3211 may be too restrictive in localities where the incomes, net worth and property tax bills are higher comparative to other regions of the Commonwealth. One objective is to allow localities more flexibility to raise income limitations and still target low-income elderly needing real estate tax relief. The current Code establishes a specific income maximum, and if a specific dollar amount is not adjusted for inflation, the value of tax relief to the elderly taxpayer is undermined.

### POSSIBLE ALTERNATIVE APPROACHES

- A. Authorize localities to employ an alternative method for determining income and net worth limitations in lieu of the dollar maximums in § 58.1-3211. One alternative method would be to use the income limits annually published by the United States Department of Housing and Urban Development for either qualifying for federal housing assistance pursuant to § 235 of the National Housing Act (12 USC 1715Z), or alternatively the median family income. If median family income were the maximum, a larger portion of the elderly would be eligible for relief. The primary advantage of using HUD statistics for either median family income or lower income is that the income limits make adjustments for areas of unusually high or low income or housing costs. These annual income limits are a specified dollar amount based on family size and the median income in the respective county or city (the income limits are attached). This approach provides a uniform standard while allowing localities flexibility to increase the income amounts if the state maximums are too restrictive for the area, or to use the state maximums if the federal income limits are too low for the area. The state net worth and exemption amounts would still apply to qualify in order to meet the Constitutional criteria. For example, establish that any taxpayer 65 years or older with an income at or below the median family income as determined by HUD for the metropolitan statistical area or the respective locality, and a property tax burden exceeding 5% of income shall be deemed to be bearing an extraordinary tax burden and shall be eligible for any local real estate tax relief in the respective jurisdiction, provided the taxpayer's net worth does not exceed \$75,000.

- B. Allow a locality to increase the current income limits established in § 58.1-3211 by an amount equal to the annual percentage increase in the Consumer Price Index for the preceding calendar year (KENTUCKY APPROACH), or by a maximum of \$5,000 annually if the limits are determined to be too restrictive based on the cost of living in the region of the Commonwealth.
  
- C. Authorize a specific dollar increase in the current state income limits to \$30,000, net worth at \$100,000 with a \$10,000 exemption for EACH relative's income who is NOT the spouse of the owner. This is the approach which the General Assembly has been traditionally using.

TABLE 6

Lower Income = 95% of Median Family Income

	<u>Median Family Income</u>		<u>§235 Income Limits by Standard Metropolitan Statistical Area For Qualifying for Federal Housing Assistance</u>		<u>Combined Maximum Income Limits for Real Estate Tax Relief for the Elderly</u>	
			<u>1 Person</u>	<u>2 Persons</u>	<u>Current Local Maximum Incomes</u>	<u>Exemptions</u>
Charlottesville, VA FY 1988 Median Family Income:	\$33,600	Lower Income	\$22,350	\$25,500	\$12,000	\$2,500
Danville, VA FY 1988 Median Family Income:	\$26,500	Lower Income	\$17,750	\$20,300	\$13,500	\$4,000
Johnston City-Kingsport- Bristol, TN-VA FY 1988 Median Family Income:	\$23,100	Lower Income	\$15,350	\$17,550	\$10,000	\$2,500
Lynchburg, VA FY 1988 Median Family Income:	\$30,600	Lower Income	\$20,350	\$23,250	\$15,000	\$4,000
Norfolk-Virginia Beach- Newport News, VA FY 1988 Median Family Income:	\$31,200	Lower Income	\$20,750	\$23,700	\$22,000	\$7,000
Richmond-Petersburg, VA FY 1988 Median Family Income:	\$35,300	Lower Income	\$23,500	\$26,850	\$14,000	\$4,000
Roanoke, VA FY 1988 Median Family Income:	\$31,600	Lower Income	\$21,000	\$24,000	\$22,000	\$4,000
Washington, DC-MD, VA FY 1988 Median Family Income:	\$46,900	Lower Income	\$26,950	\$30,800	\$22,000	\$6,500

TABLE 6  
(continued)

Lower Income = 95% of Median Family Income

	<u>Median Family Income</u>		<u>§235 Income Limits by Standard Metropolitan Statistical Area For Qualifying for Federal Housing Assistance</u>		<u>Combined Maximum Income Limits for Real Estate Tax Relief for the Elderly</u>	
			<u>1 Person</u>	<u>2 Persons</u>	<u>Current Local Maximum Incomes</u>	<u>Exemptions</u>
: VA Accomack FY 1988 Median Family Income:	\$21,500	Low Income	\$17,750	\$20,300	\$10,000	\$4,000
: VA Alleghany FY 1988 Median Family Income:	\$29,500	Low Income	\$19,650	\$22,450	\$10,000	\$4,000
: VA Amelia FY 1988 Median Family Income:	\$25,900	Low Income	\$17,750	\$20,300	NONE	NONE (no real estate tax relief program)
: VA Appomattox FY 1988 Median Family Income:	\$29,000	Low Income	\$19,300	\$22,050	\$7,500	0

Definitions:

- "Median family income"
- Median -- is the middle value -- half of the projected 1.6 million families in the state will have incomes exceeding it and half will have less
  - Family -- is defined by the Bureau of Census as a "householder and one or more persons living in the same household who are related to the householder by birth, marriage or adoption."  
In 1986, the average number of persons per family in Virginia was 3.25 persons.

Sources:

- Income Guidelines - Department of Housing and Community Development
- Legislative Services 1988 Tax Survey

## PROBLEM IDENTIFIED

2. Currently, the Constitution requires the owner of the property to be 65 years old and property jointly held will qualify as long as one owner is 65. If a 65-year old spouse dies, and the surviving spouse is not 65, the surviving spouse is disqualified from the real estate tax relief, and the taxes must be prorated under § 58.1-3215. Often, disqualification of the surviving spouse results in an inequity because except for age, the surviving spouse would otherwise meet the income and net worth requirements to qualify for real estate tax relief.

## POSSIBLE ALTERNATIVE APPROACH

Amend § 58.1-3215 to allow the locality to continue the exemption for the entire tax year; if the surviving spouse would otherwise qualify under the income limits and net worth requirements. At the beginning of the new tax year, the spouse, if not 65, would be assessed the full tax; or alternatively, amend the Constitution to allow surviving spouses to qualify if the income and net worth requirements are met, and the surviving spouse is at least 60 years old.



## PROBLEM IDENTIFIED

3. Elderly persons' tax bills may be extremely high because of the increases in local tax rates and assessments on property since the time the property was originally purchased.

## POSSIBLE ALTERNATIVE APPROACH

Authorize localities to establish an additional tax credit or larger exemption amount based on the period of time for which the owner has held the property. For example, any person age 65 who has owned the same home for 15 years may be entitled to a higher exemption amount, provided the taxpayer otherwise meets the income and net worth qualifications.

## PROBLEM IDENTIFIED

4. In computing the total combined income, the local tax assessor must consider the total combined income from all sources of the owners of the dwelling and relatives living therein; \$6,500 of income of each relative may be excluded. When an elderly person becomes ill, and requires a relative to move in to provide care, the elderly person risks being disqualified if the relative has a substantial income.

## POSSIBLE ALTERNATIVE APPROACH

Amend § 58.1-3211 to expressly state that the incomes of relatives who provide nursing assistance to an elderly owner shall not be included in the income calculation, provided such elderly person obtains certification by the doctor that such services are essential for the elderly homeowner. Alternatively, recommend that the income of relatives living in the dwelling be completely excluded from the total combined income calculation of the elderly homeowner.

## PROBLEM IDENTIFIED

5. Localities are not required to publish notice of the real estate tax relief program in the jurisdiction. This means that in some localities, elderly citizens may not be aware that the real estate tax relief program exists.

## POSSIBLE ALTERNATIVE APPROACH

Require all localities to enclose notices of the real estate tax relief program with the tax bill to ensure that citizens are informed about the program.

## PROBLEM IDENTIFIED

6. Section 58.1-3215 currently allows localities to prorate the real estate tax if there is a change in ownership to a spouse that resulted solely from the death of the qualifying individual, or sale of such property. However, if other circumstances occur that disqualify the taxpayer from the relief program, the taxpayer must pay the total tax due for the entire year. Localities claim that an inequity results when an owner is disqualified from the real estate tax relief program for other reasons than death of a spouse, such as when an owner has to move into a nursing home and rents out the house. Some localities have suggested that proration should also be allowed when the preceding circumstances occur.

## POSSIBLE ALTERNATIVE APPROACH

Amend § 58.1-3215 to allow localities to prorate the real estate tax for the tax year if any change of circumstances occur that disqualify the taxpayer from the real estate tax relief program.

## VI. Recommendations

The joint subcommittee analyzed the preceding problems and alternatives and recommended the following three revisions to the current real estate tax relief program for the elderly for introduction as a bill to the 1989 General Assembly to achieve equity in administration, to ensure that elderly taxpayers are adequately informed about the availability of the real estate tax relief program within the jurisdiction, and to provide localities with greater flexibility in establishing eligibility requirements for elderly citizens to participate in the real estate tax relief program:

1. Require all localities to enclose notices of the real estate tax relief program existing in the jurisdiction with notice of the real estate tax bill, and suggest that localities use every available means to inform elderly residents about the program;
2. Prohibit localities from imposing restrictions related to the period of time in which the elderly person has resided in the locality in order to qualify for the local real estate tax relief program; and
3. Amend § 58.1-3211 to authorize localities to employ the higher of the current state income limitations or the income limits for qualifying for federal housing assistance pursuant to §235 of the National Housing Act (12 USC 1715Z), which are published annually by the Department of Housing and Urban Development for each metropolitan statistical area and nonmetropolitan county.

Respectfully submitted,

The Honorable C. Hardaway Marks, Chairman

The Honorable Howard P. Anderson, Vice Chairman

The Honorable David G. Brickley

The Honorable S. Wallace Stieffen

The Honorable Charles J. Colgan

The Honorable Benjamin J. Lambert III

Mr. Esten O. Rudolph, Citizen Member

Mr. Sam T. Barfield, Citizen Member

APPENDICES

## Applicable Constitutional Provisions

### Article X § 4

Segregates real estate for local taxation and requires assessment based upon the manner which the General Assembly prescribes by general law.

### Article X § 6(7)(b)

Exempt property. Authorizes the General Assembly to allow local governments to exempt from local property taxation real estate and personal property owned and occupied by persons not less than 65 years of age or persons permanently and totally disabled who are deemed by the General Assembly to be bearing an extraordinary tax burden on the property in relation to their income and financial worth.

Summary of Applicable Statutes  
Sections 58.1-3210 through 58.1-3218

§ 58.1-3210

Exemption or deferral of taxes on property of certain elderly and handicapped persons. Authorizes local governments to exempt or defer real estate taxes on real estate and mobile homes owned and occupied as the sole dwelling of persons 65 years of age.

§ 58.1-3211

Restrictions and exemptions. Establishes the maximum income limits and net combined financial worth limitations for eligibility for real estate tax relief.

- (1) Maximum income = \$22,000 for total combined income of the owner and all owners' relatives living in the dwelling. Can exclude up to \$6,500 of income of each relative who is not the spouse of the owner.
- (2) Net combined financial worth -- \$75,000; this amount excludes the value of the dwelling, one acre of land, and the value of household furnishings.

§ 58.1-3212

Local restrictions and exemptions. Authorizes localities to establish lower income and financial worth figures in local ordinances.

§ 58.1-3213

Application for exemption. Establishes guidelines for filing exemption applications. Requires the owner to file annually an affidavit setting forth the names of relatives occupying the real estate, and that the total incomes and financial worth figures do not exceed the maximums.

Authorizes localities to require affidavit to be filed every three years in lieu of annual filings or any other filing period that the locality elects. Additionally, localities are authorized to provide a procedure for late filing of affidavits.

§ 58.1-3214

Absence from residence. Allows owners of real estate to qualify for exemption even if the person is absent from the dwelling because of confinement in a hospital, nursing home, convalescent home or other medical facility.

§ 58.1-3215

Effective date; change in circumstances. Provides that any change in income or financial worth which exceed the maximums authorized for eligibility for real estate tax exemptions shall nullify the exemption or deferral for the taxable year. Any change in ownership resulting from the death of a qualifying individual or sale of property shall result in a prorated exemption for the current taxable year.

§ 58.1-3216

Deferral programs; taxes to be lien on property. Provides that if a locality has enacted a deferral program, the accumulated taxes must be paid when the real estate is sold or within one year from date of owner's death. The deferred taxes are a lien upon the real estate, and the locality may assess interest at a maximum rate of 8%.

§ 58.1-3217

Permanently and totally disabled. Defines term for purposes of qualifying for the real estate tax exemption program.

§ 58.1-3218

Designation by General Assembly. General Assembly designates persons falling within the income and financial worth limitations as bearing an extraordinary tax burden on the real estate in relation to income and financial worth.



1 D 1/5/89 McNally C 1/6/89 wms

2 SENATE BILL NO. .... HOUSE BILL NO. ....

3 A BILL to amend and reenact §§ 58.1-3211 and 58.1-3212 and to amend  
4 the Code of Virginia by adding a section numbered 58.1-3213.1,  
5 relating to real estate tax exemption or deferral programs for  
6 the elderly and handicapped.

7

8 Be it enacted by the General Assembly of Virginia:

9 1. That §§ 58.1-3211 and 58.1-3212 are amended and reenacted and that  
10 the Code of Virginia is amended by adding a section numbered  
11 58.1-3213.1 as follows:

12 § 58.1-3211. Restrictions and exemptions.--Any exemption or  
13 deferral program enacted by a county, city or town pursuant to §  
14 58.1-3210 shall be subject to the following restrictions and  
15 conditions:

16 1. The total combined income received from all sources during the  
17 preceding calendar year by: (i) owners of the dwelling who use it as  
18 their principal residence and (ii) owners' relatives who live in the  
19 dwelling, shall not exceed either a maximum of \$22,000 provided that  
20 any , or the income limits based upon family size for the respective  
21 metropolitan statistical area, annually published by the Department of  
22 Housing and Urban Development for qualifying for federal housing  
23 assistance pursuant to § 235 of the National Housing Act (12 USC  
24 1715z) . Any amount up to \$6,500 of income of each relative who is  
25 not the spouse of an owner living in the dwelling may be excluded from  
26 the total combined income calculation . The local government may also

1 exclude up to \$7,500 of income for an owner who is permanently  
2 disabled.

3       2. The net combined financial worth, including equitable  
4 interests, as of December 31 of the immediately preceding calendar  
5 year, of the owners, and of the spouse of any owner, excluding the  
6 value of the dwelling and the land, not exceeding one acre, upon which  
7 it is situated shall not exceed \$75,000. The local government may also  
8 exclude furnishings. Such furnishings shall include furniture,  
9 household appliances and other items typically used in a home.

10       § 58.1-3212. Local restrictions and exemptions.--

11 Notwithstanding the provisions of paragraphs 1 and 2 of § 58.1-3211,  
12 the governing body of a county, city or town may by ordinance specify  
13 lower (i) income and financial worth figures, (ii) disability  
14 compensation reduction figures, if applicable, and (iii) reductions  
15 for income of relatives living in the dwelling, other than those set  
16 forth in § 58.1-3211. No local ordinance shall require that a citizen  
17 reside in the jurisdiction for a designated period of time as a  
18 condition for qualifying for any real estate tax exemption or deferral  
19 program established pursuant to § 58.1-3210.

20       § 58.1-3213.1. Notice of local real estate tax exemption or  
21 deferral program for the elderly and handicapped.--The treasurer of  
22 any county, city or town shall enclose written notice, in each real  
23 estate tax bill, of the terms and conditions of any local real estate  
24 tax exemption or deferral program established in the jurisdiction  
25 pursuant to § 58.1-3210. The treasurer shall also employ any other  
26 reasonable means necessary to notify residents of the county, city or  
27 town about the terms and conditions of the real estate tax exemption  
28 or deferral program for elderly and handicapped residents of the

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1 county, city or town.

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