Attention Homeowners:

You may be eligible for a Montgomery County Property Tax Credit

Learn more if you:

- Have a limited income
- Are a senior homeowner (at least age 65)

Maryland and Montgomery County Property Tax Reduction Programs

The State of Maryland has a program that gives a credit against the homeowner's property tax bill if the property taxes exceed a fixed percentage of the household income. In other words, it sets a limit on the amount of property taxes any homeowner must pay, based on his or her income. Montgomery County offers two supplemental tax credit programs.

You can apply for all three programs with one application.

The tax credit programs available are:

- Maryland Homeowners' Property Tax Credit Program
- Montgomery County Supplemental Property Tax Credit
- Montgomery County Senior Property Tax Credit

Who is Eligible?

Even if you have applied for a tax credit previously and been denied, you are encouraged to apply again since the tax credit programs have changed and been improved over the years.

You may be eligible for the Maryland Homeowners' Property Tax Credit and the County Supplemental Property Tax Credit if:

- Your annual household income is about $64,000 or less
- You own and live in your home in Montgomery County
- You have lived in that home for at least six months, or will live in it for six of the next 12 months
- The combined net worth of everyone in your household must not exceed $200,000. This does not include the value of your principal residence or the cash value of any qualified retirement savings or individual retirement accounts. It does include any other real estate or investments you own.
- Only the first $300,000 of your home's assessed value counts toward these credits
- The cities of Gaithersburg and Rockville provide additional tax credits to their homeowners under similar programs

If you are at least 65 years of age, you will automatically receive the Montgomery County Senior Property Tax Credit if you receive either or both of the Maryland and Montgomery County Tax Credits.

One application:
Several Property Tax Reduction Opportunities

To apply for these tax credits, you must fill out an application form each year. By filling out one form, your eligibility for each of these property tax credit programs will be reviewed by the State.
To get an application:

- Call the Maryland State Department of Assessments and Taxation (SDAT) at 1-800-944-7403 to order an application form
- Download the form and instructions from the SDAT web site at www.dat.maryland.gov/realproperty/Pages/Homeowners%27-Property-Tax-Credit-Program.aspx
- You can also ask questions by emailing sdat.taxcreditapp@maryland.gov

Deadline

You must apply by September 1, 2016 to receive tax credits for this tax year. You should check with SDAT to see if the filing deadline has been extended this year.

How Can I Get This Credit?

- Homeowners who file and qualify before May 1 will receive the credit directly on their annual tax bill
- Homeowners who file later, but before the filing deadline, will receive either a "revised" tax bill that reflects the credit amount or a refund if the taxes have already been paid in full
- Homeowners must apply for the credit each year to get it each year

Why Apply Early?

- The Homeowners' Tax Credit is not automatically approved. Each person must apply and disclose his or her income.
- If you submit the application before May 1, any credit you receive will be deducted from your July tax bill.

Maryland and Montgomery County
Property Tax Reduction Programs

The information contained in this pamphlet is brief and general. Its purpose is to make you aware of the availability of the Homeowners' Tax Credit Program for homeowners of all ages, including owners of townhouses and condominiums.

If you have any further questions not answered here, or if you want to know how the program applies to you, call the Tax Credits Telephone Service at 410-767-4433 or 1-800-944-7403 (toll free in Maryland).

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