

Q: WHAT HAPPENS TO THE DEFERRED TAXES?

The Tax Collector shall cause an interest-free lien in the amount of the tax deferred to be filed with the Town Clerk and recorded on the land records annually.

Any such lien shall have a priority in the settlement of the qualifying taxpayer's estate, and shall be valid without any limitation of time. All deferred taxes shall be reimbursed to the town within one hundred and eighty (180) days of the death of the qualifying taxpayer(s) or the sale, transfer or other conveyance of the real property, whichever occurs first.

After 180 days any outstanding deferred amounts would be subject to 18% interest per State Statutes.

Q: WHEN WILL THE DEFERRED BENEFITS TAKE EFFECT?

For qualified applications received by April 15, benefits will be applied to Tax bills issued in July 2015.

Q: DOES MY SIGNATURE NEED TO BE NOTARIZED?

Yes. All applications must be signed and notarized by all record owner(s) and persons with life use of the property.

Q: I HAVE A MORTGAGE ON MY HOME; AM I STILL ELIGIBLE?

If you have a mortgage, equity line or reverse mortgage on your property it is advised that you check with your lender to ensure that the deferral does not violate terms of your mortgage.

If your lending institution has questions regarding the Tax Deferral Program please have them contact the Assessor's Office directly.

Quick Information

Application Period
February 1 – April 15
Annually

2014 Income Limit
\$47,200

More information regarding this and other programs may be obtained by visiting the Town

Web Site at:
www.cromwellct.com
or
by contacting the
Assessor's Office



Town of Cromwell

NATHANIEL WHITE BUILDING
41 WEST STREET
CROMWELL, CONNECTICUT 06416

QUESTIONS AND ANSWERS
CROMWELL
SENIOR / DISABLED TAX DEFERRAL
PROGRAM



Office Hours:

M-F 8:30 A.M. – 4:00 P.M.

860-632-3442 (Office)

860-613-4160 (Fax)

Shawna M. Baron
CCMA II, RCR, Assessor
Michael Mordarski Deputy Assessor
Lisa Ruggiero Asst. Assessor

Dear Taxpayer: The following information should answer most of your questions pertaining to the Cromwell Senior and Disabled Tax Deferral Program. If you have any other questions that I have not addressed please call my office and we will assist you.

Sincerely,

Shawna M. Baron, CCMAII, RCR, Assessor

Q: WHAT IS THE PURPOSE OF THE PROGRAM?

The Town of Cromwell enacted a tax deferral program for elderly and disabled homeowners pursuant to Section 12-129n of the Connecticut General Statutes for eligible resident of the Town of Cromwell. The program is enacted for the purpose of preventing eligible homeowners from having to sell or transfer their homes as a result of tax liability.

Q: WHO IS ELIGIBLE FOR THE DEFERRAL PROGRAM?

An applicant shall meet the following criteria to be eligible for this program:

Taxpayer Qualifications

The applicants must own and occupy the property as their principal residence at the time of application:

Be sixty-five (65) years of age and over, or whose spouses, living with them, are sixty-five years (65) of age or over, or sixty (60) years of age or over and the surviving

spouse of a taxpayer qualified in the Town of Cromwell under this section at the time of his or her death.

or

Be under age sixty-five (65) and eligible in accordance with applicable federal regulations to receive permanent total disability benefits under Social Security, or who have not been engaged in employment covered by Social Security and accordingly have not been qualified for those benefits, but have become qualified for permanent total disability benefits under any federal, state or local government retirement or disability plan, including the Railroad Retirement Act and any government-related teacher's retirement plan, in which requirements with respect to qualifications for such permanent total disability benefits are comparable to such requirements under Social Security, provided such residents or their spouses under subparagraph (a) or (b) above, have been taxpayers of Cromwell for one year immediately preceding the receipt of tax benefits under this section.

Q: WHAT IS MEANT BY PRINCIPAL RESIDENCE?

Principal residence shall be defined as full-time residence at the property for which deferral is sought for at least one year preceding the date of application.

"Full-time" shall mean occupancy as the qualifying taxpayer(s)' residence for more than 183 days of each calendar year.

Q: WHAT ARE THE INCOME LIMITS TO BE ELIGIBLE?

Maximum qualifying income limit for each applicant shall not exceed those set forth in C.G.S. § 12-170aa plus \$5,000. For applications received in 2015 the 2014 income limit is \$47,200.

Q: WHEN IS THE APPLICATION PERIOD?

Applications must be filed with the Assessor any time between February 1 and April 15 of any year that benefits are first claimed. There is no exception to this filing period. All qualifying taxpayers will be required to file a new application annually with the Town Assessor to maintain their eligibility.

Q: HOW MUCH IS THE DEFERRAL BENEFIT?

The property tax deferral amount, together with any other relief received by a qualifying taxpayer under the provisions of §§ 12-129b to 12-129d, inclusive, and 12-170aa, shall not exceed 75% of the total amount of annual Town tax due for any eligible real property.

This means that a taxpayer would be responsible for a minimum of 25% of normal Town taxes due.