

“CIRCUIT BREAKER” PROPERTY TAX DEFERRAL FOR ELDERLY OR DISABLED

GUIDELINES FOR THIS PROGRAM ARE SET BY N.C.G.S. 105-277.1B

To qualify for the Elderly Or Disabled Circuit Breaker in 2013, you must meet all of the following conditions as of **January 1, 2013**:

- 65 years of age or totally and permanently disabled (proof of identification, date of birth, and disability is required)
- Must be a North Carolina resident
- Must have owned and occupied the property as your permanent legal residence for the five (5) preceding years.
- Income for the preceding calendar year (2012) does not exceed \$ 42,150. For married applicants, residing with their spouse, the income of both spouses must be included, whether or not the property is in both names.

For owners with total 2012 income less than \$28,100, property tax on the permanent residence is limited to 4% of total income. Any amount exceeding 4% is deferred.

For owners with total 2012 income greater than \$28,100 but less than \$42,150, property tax on the permanent residence is limited to 5% of total income. Any amount exceeding 5% is deferred.

IMPORTANT: THIS IS NOT AN EXEMPTION OR EXCLUSION. DEFERRED TAXES REMAIN A LIEN ON THE PROPERTY. THE MOST RECENT THREE (3) YEARS OF DEFERRED TAXES PRECEDING A DISQUALIFYING EVENT BECOME DUE AND PAYABLE, WITH INTEREST, UPON ANY ONE OF THE FOLLOWING DISQUALIFYING EVENTS:

- Owner transfers the property
- Owner dies
- Owner ceases to use the property as their permanent residence

Permanent Residence – A person’s legal residence. May include the dwelling and up to one (1) acre of land.

Application for deferral must be filed with the tax assessor by June 1. A copy of your 2012 federal income tax return and documentation of income (1099 forms) must be included with the application. Applicant information is subject to verification with NC Dept. of Revenue. Other conditions or limitations may apply. For application or additional information, call (704) 484-4846.