



# TAX RELIEF/FREEZE PROGRAMS FOR OLDER HOMEOWNERS

## Resource Guide for Aging Homeowners in Middle TN

Given the growth of Nashville and surrounding counties, property values are on the rise. That means an increase in property taxes which is a real concern for many older adults living on fixed incomes. If you are an older adult homeowner you may qualify for one of the two programs offered in Tennessee. The TN Comptroller of the Treasury website lists the reappraisal schedule for all counties.

### Property Tax Freeze Program

Homeowners qualifying for this program will have property taxes on their primary home frozen at a certain amount. As long as the homeowner continues to qualify and applies annually, the amount owed for that property will not change even if there is an increase. The deadline each year is April 5th.

Base tax amount may change for the homeowner when 1) improvements are made to the property resulting in an increase in value, 2) when the homeowner sells the primary property and purchases another residence.

#### Qualifications

- Must own home & use as the primary residence
- Must be 65 by the end of the year in which you apply
- Have an income that does not exceed the limit for that year. Each county's income limits are available on the TN Comptroller of the Treasury website [tncot.cc/taxrelief](http://tncot.cc/taxrelief)

### Property Tax Relief Program

Tax relief is payment by the State of Tennessee to reimburse certain homeowners who meet the qualifications for a portion or all of the property taxes paid. You must still pay your property tax each year. The maximum market value on which the tax relief is calculated will be the first \$29,100 of your primary residence in 2020.

Homeowners opting for this program will need to apply after receiving their county and/or city property tax bill. The deadline for applications is 35 days after the bill's due date. Taxes MUST be paid by this date.

#### Qualifications

- Must be 65 by the end of the year in which you apply
- Must own home & use as the primary residence
- Maximum income for the applicant, spouse & all owners of the house is \$31,190. Disabled veteran\* or Widow(er) of disabled veteran applicants do not have an income limit for 2020.

*\*For criteria please contact the County Trustee's Office*



# Middle TN Property Tax Freeze/Relief Programs

## Resource Guide

To apply for Tax Relief or Tax Freeze Programs call:

### County Trustee's Offices:

Cheatham.....	(615) 792-4298
Davidson.....	(615) 862-6330
Dickson.....	(615) 789-7006
Houston.....	(931) 289-4240
Humphreys.....	(931) 296-2144
Montgomery.....	(931) 401-6871
Robertson.....	(615) 384-4238
Rutherford.....	(615) 898-7705
Stewart.....	(931) 232-7026
Sumner.....	(615) 452-1260
Trousdale.....	(615) 374-2916
Williamson.....	(615) 790-5709
Wilson.....	(615) 444-0894

The following counties and cities in Middle Tennessee have adopted the local option Property Tax Freeze program. In order to qualify, an applicant’s principal residence must be located within one of these jurisdictions.

#### Participating Counties

Davidson  
Montgomery  
Robertson  
Rutherford  
Sumner  
Williamson  
Wilson

#### Participating Cities

Clarksville	Murfreesboro
Fairview	Portland
Gallatin	Smyrna
Goodlettsville	Spring Hill
Greenbrier	Springfield
Hendersonville	Westmoreland
La Vergne	White House
Lebanon	

More information is available at:

Tennessee Comptroller of the Treasury: (615) 747-8871 or [tncot.cc/taxrelief](http://tncot.cc/taxrelief)



*AgeWell Middle Tennessee champions informed and positive aging and serve as the area's catalyst for collaborative solutions.*