



Polk County Senior Real Estate Property Tax Relief Program

Frequently Asked Questions 12-6-24

Who is eligible for the relief program?

A resident of Polk County, Missouri who is sixty-two (62) years of age or older during the Initial Credit Year; who is an owner of record of the Homestead or had legal or equitable interest in such property as evidenced by a written instrument; and who is liable for payment of real property taxes on the Homestead.

What is a Homestead?

A Homestead is the real estate property occupied by an Eligible Taxpayer as the primary residence. Mobile homes that are assessed as personal property (homes not permanently attached to a parcel of land) are NOT considered real estate property for purposes of the homestead definition.

Does the program include both personal property and real estate?

No. According to RSMo 137.1050 the program will apply only to a taxpayer's homestead (real property actually occupied by an eligible taxpayer as primary residence).

Will I have to apply for the Senior Real Estate Tax Relief Program?

Yes. Applications will be available at the Courthouse or on the county website www.polkcountymo.gov starting **March 3, 2025**. Supporting documentation will be required with the application. All applications must be signed in front of a notary public.

What supporting documentation must be submitted along with my application?

Proof of Residency (one of the following)

- A copy of applicant's driver's license
- A copy of applicant's voter registration card
- A copy of a Missouri state issued ID (such as a nondriver license)

Proof of Age for the applicant (one of the following)

- A copy of applicant's driver's license
- A copy of applicant's birth certificate
- A copy of applicant's passport

Proof of Homestead Ownership (one of the following)

- The vesting deed as recorded in the Polk County Recorder of Deeds Office identifying the applicant as owner of the property
- A copy of the deed and a legal document showing the applicant has a legal or equitable interest in the property (trust agreement, operating agreement, etc.)

Will I have to reapply for the credit each year?

Yes. The deadline for those Eligible Taxpayers applying for the tax credit in tax year 2025 will be May 31, 2025. Failure to complete the **annual** renewal process due by May 31 each year will result in a taxpayer not receiving the tax credit, and eligible taxpayers will need to submit a new application for the program.

What is my "Eligible Credit Amount"?

The Eligible Credit Amount is the difference between the Eligible Taxpayer's real property tax liability on the taxpayer's Homestead for a given year (with exception to tax liability that is exempt, such as State Blind Pension Fund and School Bonded Indebtedness) and the property tax liability on the Homestead in the taxpayer's initial credit year.

Can an Eligible Taxpayer claim more than one primary residence for purposes of the credit?

No. Eligible Taxpayers shall only claim one (1) primary residence as their Homestead. Eligible taxpayers cannot claim credits on rental properties. If you own a duplex or a parcel of land with multiple structures that serve as dwelling units, you can only claim a credit on the portion that serves as your primary residence.

What is the Initial Credit Year?

The Initial Credit Year is the year that a taxpayer became an Eligible Taxpayer, which shall be no earlier than January 1, 2024.

Once my application is approved, does that mean the amount I pay for my real estate taxes is frozen and will never go up?

No. The tax relief program does not freeze your real estate levies or the assessed value of your home. Countywide reassessments will continue to happen every odd-numbered year. Your real estate tax liability may increase incrementally based on changes in certain taxes which are exempt from the program, such as State of Missouri Blind Pension Fund and voter-approved bonded indebtedness levies. Your taxes may also increase due to any new construction or improvements that would cause an increase in the valuation of the overall claimed homestead, or if your home is annexed into a taxing jurisdiction that was not included on your tax bill in the initial credit year.

How will I know the amount of the tax credit I'm receiving?

Any tax credit will be noted on the annual real estate tax statement sent by the Polk County Collector's Office along with total due. Tax bills are due upon receipt and the last day to pay without late charges is December 31 each year.

My real estate taxes are paid through my mortgage company. How will this credit be applied for me?

The Collector's Office will notify the escrow company that requests the annual tax information for parcels that they service.

What if only one homeowner meets the age requirement for the tax credit?

Only one homeowner needs to meet the age requirement for the household to claim the tax credit. If both spouses meet the requirements, you may both choose to apply for the credit in the event that an unexpected life event occurs.

What happens if I sell my home for which I was receiving an eligible credit for and move into another home in Polk County?

The eligible credit is based on the primary residence as indicated on the application. The tax credits do not transfer to another homestead or to the new property owner.