

REAL ESTATE TAX EXEMPTION FOR ELDERLY AND DISABLED PERSONS

GENERAL GUIDELINES

- Exemption is granted on the qualifying dwelling and land, not exceeding one (1) acre.
- The head of the household occupying the dwelling and owning title or partial title must be 65 years of age or older on December 31 of the year immediately preceding the taxable year **or** if under the age of 65 must be certified as permanently and totally disabled on December 31 of the year immediately preceding the taxable year.
- The total combined income during the immediately preceding taxable year, from all sources of the owner of the dwelling living therein and any other persons (except for bona fide tenants or bona fide paid caregivers of the owner) living in the dwelling, does not exceed \$35,000. The first \$6,500 of income of any person, other than the spouse of the owner, who is living in the dwelling, shall not be included in the total. Also, the first \$6,500 of income of a disabled owner under the age of 65 shall not be included in such total.
- The net combined financial worth, including equitable interests, as of December 31 of the immediately preceding taxable year of the owner and of the spouse of the owner, excluding the value of the dwelling and the land, not exceeding one (1) acre, upon which it is situated does not exceed \$100,000.
- There must be no delinquent real estate taxes on the parcel for which exemption is claimed.
- An application must be submitted to the Commissioner of the Revenue by **July 1** of the taxable year for which the exemption is applied. This must be completed annually.
- The application must include the **names** of all persons occupying the dwelling, along with their **gross combined income** from the immediately preceding taxable year.
- Also, the application must include the **total combined net worth**, including equitable interests of the owners and the spouse of any owner.
- A first-time applicant who is under 65 years of age must include the following:
 1. A certification by the Social Security Administration, the Department of Veterans Affairs, or the Railroad Retirement Board stating that he/she is permanently and totally disabled.
 2. If the applicant is not eligible for certification by any of these agencies, a sworn affidavit by two medical doctors who are either licensed to practice medicine in the Commonwealth of Virginia **or** are military officers on active duty who practice medicine with the United States armed forces is required.
- When the person claiming exemption meets all eligibility requirements under the Alleghany County Code, the amount of the exemption will be based on the following scale:

If income is:	The exemption % is:
\$25,000 or less	100%
\$25,001 - \$30,000	75%
\$30,001 - \$35,000	50%