



MISSOURI SENATE

JEFFERSON CITY

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**A Weekly Column for the
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Homestead Preservation Tax Credit

JEFFERSON CITY – In 2004, a Senate-sponsored bill signed into law by the governor created the Missouri Homestead Protection Act. The act allows seniors and disabled Missourians to receive a credit on their real estate property taxes if those taxes increase 2.5-percent in a non-reassessment year or five percent in a reassessment year. The credit is for the amount that exceeds the 2.5 or 5 percent increase in taxes and is applied to the next year's tax bill.

To qualify for the Homestead Preservation Tax Credit, Missourians must be age 65 or older or be 100-percent disabled and their maximum federal adjusted gross income cannot exceed \$70,000. Additionally, all real estate taxes must have been paid for the current year and for the previous two years.

Senate Bill 630, approved by the legislature and signed by the governor last month, changes some of the eligibility requirements for the Homestead Preservation Tax Credit. The measure modifies the eligibility requirements for properties owned by unmarried people as joint tenants or as tenants in common. If the property is owned by two or more unmarried individuals, each person with an ownership interest must individually satisfy the age or disability requirements for an eligible individual owner, and the combined income of all individuals with an ownership interest cannot exceed \$75,000.

Under SB 630, if any one individual fails to satisfy the eligibility requirements, then all individuals with an ownership interest in the property will be ineligible for the credit. The measure also extends the filing deadline from September 30 to October 15 of each year.

To file an application for the tax credit, visit the Missouri Department of Revenue website at <http://dor.mo.gov/tax/personal/homestead.htm> or call the department at (573) 751-3505

If you have questions or comments about this or any other issue, please feel free to contact me at 573-751-8793 or by e-mail at: delbertscott@senate.mo.gov.

Senator Delbert Scott represents the people of Barton, Benton, Cedar, Dallas, Henry, Hickory, Pettis, Polk and St. Clair counties in the Missouri Senate.