

Frequently Asked Questions Bonds and Over 65 or Disabled Taxpayers

- 1. I am a senior citizen that is over 65 years of age. How will my tax bill change if a bond passes?**

When a homeowner turns age 65, their school taxes establish a freeze ceiling (tax cap) the first year that they qualify. Once a tax cap is established, even if a bond passes, taxes will not increase on the homestead of a person who is 65 or over.

- 2. I am disabled, and I receive monthly payments from Social Security. If the bond passes, will my taxes increase?**

No. Disabled persons have the same exemptions and freeze ceiling (tax cap) that is available to persons 65 and older. Taxes will never increase on their home.

- 3. Is there any situation where the over 65 and disabled tax cap would increase due to the bond?**

No. The tax cap CAN increase ONLY IF the taxpayer increases the square footage of his/her home. If a home is remodeled it will not increase the tax cap. If you add new square footage to a house, a new cap is established by increasing the old cap by the additional tax created with the new addition.

- 4. I am age 65 and own rental property. Is rental property protected from a tax increase, because I am age 65?**

No. Only the senior citizen's homestead (primary residence) is protected from an increase in taxes. All other types of property will increase based on the tax rate necessary to retire the bond.

- 5. What if I move to another home, and I am age 65 or disabled? Do I lose my freeze ceiling (tax cap)?**

No. If a person moves to a different home, the proportion of their tax cap moves with them to the new residence. The tax cap amount will likely change based on whether the new home is of greater or lesser value than the previous home. Each situation is different, so please call the appraisal district and they will provide an estimate of the new tax cap.

- 6. I am not 65, and I am not disabled. Will my taxes stay the same if the bond passes?**

No. Only homesteads of over 65 persons and disabled persons create a freeze ceiling (tax cap). A regular homestead allows a \$25,000 reduction in property value, prior to calculation of taxes; however, you do not qualify for a tax cap.