April 5, 2001

S 926. PROPERTY TAX DEFERRAL FOR SENIORS. *TO ALLOW LOW-INCOME ELDERLY AND DISABLED HOMEOWNERS TO DEFER HOMESTEAD PROPERTY TAXES*. Enacts GS 105-277.1B to allow qualified owners to elect to defer payment of all or part of the property tax levied on their residence (provided the property is not subject to a lien that prohibits deferral of taxes and the amount of outstanding liens on the property do not exceed 85 percent of the assessed value of the property). A qualified owner for purposes of tax deferral is one who is 65 years of age or older or is permanently disabled, who has an annual income of $25,000 or less ($34,000 for married couples), is a NC resident, and has owned and occupied the residence for at least ten years. An eligible owner may take the homestead property tax exclusion or this deferral, but not both. Provides that taxes may be deferred until the death of the owner or until the property is transferred, at which time the taxes and interest become due and must be paid within nine months. If the owner fails to occupy the property as a permanent residence for three successive years, the full amount of taxes and interest become due that third year. Makes other conforming amendments. Effective for tax years beginning on or after July 1, 2002.

Intro. by Ballantine.

Ref. to Finance	GS 105