



John R. Leopold, County Executive

**OFFICE OF FINANCE
BILLING & CUSTOMER SERVICE
MS-1103, P.O. BOX 427
ANNAPOLIS, MD 21404-0427**

APPLICATION FOR ANNE ARUNDEL COUNTY 50 YEAR PAYMENT DEFERRAL

Important! Please read the attached §4-2-203, which is the basis in determining whether the required qualifications are fulfilled in order to receive the tax deferral.

Property Owner Name(s): _____
(Owner) (Co-owner)

Anne Arundel County Property Tax Account Number: _____

Mailing Address _____

Location and Description of Property for which deferral is claimed: _____

Acreage _____

Telephone Number _____
Area Code Home Area Code Work

Date of birth (if qualifying for deferral based on age) _____
(Qualifies if at least 65 years of age) (Owner) (Co-owner)

Certified as permanently or totally disabled _____
(Owner) (Co-owner)

(If qualifying based on total and permanent disability, please indicate “yes” above and enclose a letter from the appropriate agency or County Health Officer attesting to the disability.)

Last four digits of Social Security Number _____
(Owner) (Co-owner)

(Application authorizes the state to release income information yearly to the county)

Resided in dwelling as principal residence at least 5 consecutive years? _____
(at least one homeowner to be eligible for deferral) (Owner) (Co-owner)

This application is filed in accordance with § 4-2-203 of the Anne Arundel County Code. This code

section provides for a 50-year deferral of increases in net county residential real property taxes. The application must be filed before June 1, (30 days prior to the July 1 billing date of the real estate taxes).

Example:	Net county tax for year 1 – year of election:	\$900.00
	Net county tax for year 2	<u>918.00</u>
	Amount of county tax subject to deferral	\$ 18.00

For future years, any net county tax in excess of the \$900.00 “frozen” tax amount from the year of election would be deferred.

Eligibility:

Homeowners combined income, as defined in § 9-104 of the Tax-Property Article of the State Code, does not exceed \$50,000 per annum; and the homeowner or at least one of the homeowners of the residential real property

- 1) has resided in the dwelling as a principal residence for a period of at least five consecutive years; and
- 2) qualifies under on of the following criteria:
 - a) is at least 65 years of age
 - b) is permanently and totally disabled and qualifies for benefits under:
 - Social Security Act
 - Railroad Retirement Act
 - Any federal act for members of the United States Armed Forces
 - Any federal retirement system
 - c) is certified to be permanently and totally disabled by a County Health Officer.

If certified permanently and totally disabled, please enclose a letter from the appropriate agency or County Health Officer attesting to the disability.

Eligible Property:

The amount of property eligible for a payment deferral is a minimum lot size required by the zoning district in which the property is located, except it shall not be less than the dwelling and curtilage, as determined by Supervisor of Assessments for Anne Arundel County.

Amount of payment deferral:

This code section provides for a 50 year payment deferral equal to but not to exceed the increase in county property taxes on eligible residential real property taxes as determined on the date the homeowner elects to defer the tax.

Notice of Lien:

A lien shall attach to the property in the amount of all deferred taxes and shall remain until deferred taxes are paid. This agreement shall be recorded in the land records of Anne Arundel County. The mortgagee or beneficiary under a deed of trust will be notified of the deferral and of the amount of tax be deferred.

1) Mortgage/Beneficiary: _____
 Mortgage Number: _____

- (a) **Creation.** There is a 50-year deferral of County real property on residential real property taxes for eligible homeowners.
- (b) **Eligibility.** A homeowner is eligible for a payment deferral if the owner or at least one of owners:
 - (1) has resided in the dwelling as a principal residence for a period of at least five consecutive years;
 - (2) meets one of the following three conditions: is at least 65 years of age; has been found permanently and totally disabled and has qualified for benefits under the Social Security Act, the Railroad Retirement Act, any federal act for members of the United States Armed Forces, or any federal retirement system; or has been found permanently and totally disabled by the County Health Officer; and
 - (3) meets the income eligibility under subsection (c).
- (c) **Ceiling on gross income.** Homeowners are eligible if their combined gross income, as defined in the Tax-Property Article § 9-104, of the State Code, does not exceed \$50,000 per year.
- (d) **Amount deferred.** The amount of real property eligible for a payment deferral shall be no more than the minimum lot size required by the zoning district in which the property is found, except that the amount of eligible property may not be less than the dwelling and curtilage, as determined by the Supervisor of Assessments for Anne Arundel County. The amount of tax that may be deferred may not exceed the increase in the County property tax from the date the homeowner elects to defer the payment of the tax.
- (e) **Time for payment and interest rate.** The total amount of County property tax deferred shall be due and payable when the homeowner ceases to be eligible for the deferral under subsection (b) or at the end of the 50-year duration of the deferral. No interest shall accrue on the amount deferred if paid when due. Thereafter, interest shall accrue on the unpaid balance at the rate described in §4-1-103.
- (f) **Notice.** Notice regarding tax deferrals under this section shall include notice to any mortgagee or beneficiary under a deed of trust of the deferral and of the amount of tax to be deferred and notice on the annual property tax bill of the cumulative amount of the deferral and all related interest.
- (g) **When election must be made.** The election to defer taxes must be made before June 1 of a taxable year in order to receive deferral of the taxes for the succeeding taxable year.
- (h) **Taxes not deferred are due and payable.** All County real property taxes not deferred are due and payable and subject to the same interest rates as all other County property taxes.
- (i) **Lien for deferred taxes and interest.** A lien shall attach to the property in the amount of all deferred taxes and interest and shall remain attached until the deferred taxes and interest are paid.
- (j) **Agreement.** Tax deferrals for eligible homeowners are authorized by written agreement. The agreement shall reflect the terms and conditions of the deferral, including notice of the lien. The agreement shall be recorded in the land records of Anne Arundel County.

(1985 Code, Art. 6, § 1-107) (Bill No. 77-90; Bill No. 55-09, Bill No. 68-09)