

Properties Eligible for Elderly Homeowner and Renter Credit
 Elderly Homeowner and Renter Credit Study
 Prepared for the Revenue and Transportation Interim Committee
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This briefing summarizes various types of property and whether the elderly homeowner and renter credit may be claimed for the property. The credit is a refundable income tax credit based on property taxes paid or rent-equivalent taxes paid. Other eligibility requirements including age, residency, and income also apply.

Types of Property and Eligibility for the Elderly and Homeowner Renter Credit

Property	Ownership status	Subject to Property Taxes	Eligibility	Example
Single-family dwelling and up to 1 acre of surrounding land	Owned or rented*	Yes	Eligible	House
		No	Not eligible	
Multiple-unit dwelling and up to 1 acre of surrounding land	Owned or rented*	Yes	Eligible	Condominium, apartment, nursing home
		No	Not eligible	
Single-family dwelling or multiple-unit dwelling rented from a county or municipal housing authority	Rented	No	Eligible	Apartment rented from Helena Housing Authority
Mobile home on rented land	Home owned and land rented	Yes	Eligible	
		No	Not eligible	
		Mixed	Portion taxed is eligible	

*Rent paid with a subsidy may not be claimed for the credit.

A shorthand way to determine whether the property is eligible for the credit is:

- if the taxpayer owns the dwelling, the taxpayer can claim property taxes billed on the dwelling and up to 1 acre of land;
- if the taxpayer rents the dwelling, the taxpayer can claim 15% of gross rent under the following conditions:

- the property is subject to property taxes OR rented from a county or municipal housing authority; and
- any rent paid with a subsidy is not eligible for the credit. (For example, a taxpayer's rent is \$1,000. The taxpayer receives a \$600 rent subsidy and pays \$400 of rent out-of-pocket. The taxpayer may only claim the \$400 paid by the taxpayer.)
- if the taxpayer owns and rents the dwelling (for example, a mobile home on rented land), the taxpayer can claim property taxes billed and 15% of gross rent if both the dwelling and the land are subject to property taxes. Property not subject to property taxes (whether the dwelling or the land) is not eligible for the credit.

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