



San Juan County Assessor

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Application

Recently you requested information about the Senior Citizen and Disabled Persons Tax Exemption Program, which helps eligible individuals on limited income to pay property taxes.

The information that follows includes qualifying criteria, exemption benefits, an application form, and information from the State of Washington. If you have any questions, or need assistance with the process, please feel free to contact our office. We will be glad to help you

Please be sure to include your signature, the date signed, and your phone number. If you hand deliver your application, you will not need witness signatures, as one of our office staff will sign in that capacity. Please read all of the information provided

Senior Citizens

Age



For Senior Citizens, you must be 61 years of age or older by December 31st of the application year to qualify for tax relief the following year.

Income & Exemptions

Beginning in the tax year 2005, the gross income limit for the Exemption Program is \$35,000. There are three tiers to the Program:



Gross Income Tiers

Exemption Benefits

- | | |
|------------------------|---|
| 1. \$00,000 - \$25,000 | Exempt from 100% of the excess levies, plus exempt from regular property taxes on \$60,000 or 60% of the property value, whichever is greater. |
| 2. \$25,001 - \$30,000 | Exempt from 100% of the excess levies, plus exempt from regular property taxes on \$50,000 or 35% of the property value, whichever is greater, not to exceed \$70,000. |
| 3. \$30,001 - \$35,000 | Exempt from 100% of the excess levies. |

In each income tier, the assessed value is frozen as of the year of application, and remains frozen for the duration of participation in the exemption program. Therefore, taxes are paid only on the frozen value for the duration of your participation in the exemption program, even though the market value of your property may increase. You also have the right to apply for the exemption retroactively for three (3) previous years, using separate application forms and income documentation for each year.

Documentation

We are required by law to obtain proof of your income and deductions. Upon acceptance into the program, the San Juan County Assessor's Office will send a renewal application to you every three (3) years, coinciding with the real property assessments. During your participation in this program, it is your responsibility to report any changes in income or deduction status at the time those changes occur.

Income Documentation



Please report all of your gross income and provide the requested supporting documentation with each application. (Do not include income received for the care of dependent children.) If you are no longer required to file an IRS return, please include as many of the following listed documents as are relevant to your income.

- ✍ IRS Tax Return
- ✍ Social Security Benefits (*SSA 1099*)
- ✍ Pension and Retirement
- ✍ Interest and Dividends Paid (*banks, stocks, bonds*)
- ✍ Wages, Unemployment, Disability – L&I, Veterans Affairs
- ✍ Railroad Retirement Benefits
- ✍ Deductions of Loss
- ✍ Deductions of Depreciation
- ✍ Military Pay and Benefits (*Exception: Attendant-Care and Medical-aid Payments*)
- ✍ Veterans Benefits (*Exception: Attendant-Care and Medical-aid Payments*)
- ✍ Capital Gains (*Exception: gain from the sale of your primary residence that is reinvested in a replacement primary residence*)
- ✍ Business Income (*do not deduct depreciation*)
- ✍ Rental Income (*do not deduct depreciation*)
- ✍ Veterans Benefits (*Exception: Attendant-Care and Medical-aid Payments*)
- ✍ **Any and All Other Sources of Income**

We require official documentation. Examples include year-end bank statements, 1099 interest statements, Social Security statements, etc. Hand written explanations will not be accepted. The copies may be shredded unless you specifically request they be returned to you. The information you provide is confidential, though your status in the program is not.

Deduction Documentation

Deductions reduce the income figure that is used to determine qualification into the program. If you have paid out-of-pocket EXPENSES for any items listed below, and will not be reimbursed, please include related receipts and/or statements for your deductions. Many pharmacies will, upon request, print a statement of patient-paid expenses.

- ✍ Prescription Drugs
- ✍ Medicare Premiums
- ✍ Nursing Home Care
- ✍ In-Home Health Care (including medical equipment)
- ✍ Adult Family/Boarding/Nursing Home



Ownership & Residency

You must have full or part ownership interest in the property for which you are applying for tax exemption. The exemption is available for your principal home and up to one (1) acre of land or, if your local land-use regulations require you to have a parcel of land larger than one acre for your home, the exemption may extend the exempt acreage up to a maximum of five (5) acres. You must occupy the home for at least six (6) months out of each year (unless residing in assisted-living quarters that are paid from income generated by renting your home.) Vacation rental homes are not eligible for the exemption. If you own the home, but not the land, you may still qualify.



The term “Ownership” includes the various types listed below. Forms for declaring a life estate or revocable trusts are available at our office.



- ✍ Total Outright or Partial Fee Ownership
- ✍ Mortgage Purchase
- ✍ Irrevocable Trust
- ✍ Revocable Trust, retaining the full use of the property
- ✍ Contract Purchase
- ✍ Life Estate or Lease for Life
- ✍ Deed of Trust

Disabled Persons Qualifying Criteria

Income, Ownership and Residency qualifications are the same as those required for the senior citizens. However, applicants with disabilities have no age limit to qualify; and must be unable to be gainfully employed because of a disability that has, or will, exist for a continuous period of at least 12 months. As proof of disability please include a physician-signed “Proof of Disability Statement” form, which may be obtained at our office or at the WA State Department of Revenue’s website, <http://dor.wa.gov/Docs/forms/PropTx/Forms/PrfDisbStatmnt.pdf> or <http://dor.wa.gov/docs/forms/proptx/forms/prfdisbstatmnt.pdf>

Property Tax
DEFERRAL PROGRAM
for Senior Citizens and Disabled Persons

The Deferral Program allows qualified applicants to defer their unpaid property taxes on a maximum of eighty percent (80%) of the equity in their home, until such time that the property is sold, transferred or inherited, at which time the taxes and interest will need to be repaid to Washington State.

When in the Deferral Program, The Department of Revenue pays the property taxes when due, files a lien on the property and charges five percent (5%) interest per year. The income limit for this program is \$40,000. This is a separate program from the Senior Citizen and Disabled Persons Exemption Program.

If you are interested, please contact the Assessor's Office at (360) 378-2172 or assessor@co.san-juan.wa.us for an application and information packet.

