

SENIOR HOMESTEAD EXEMPTION

The Senior Homestead exemption is a Constitutional Program (Article X, Section 3.5), passed by the voters in 2000. If qualified, 50% of the first \$200,000 of actual value of the qualifying senior's primary residence is exempted. To qualify, a person must:

1. Must be 65 years old or older by Jan. 1 of the year they apply.
2. Must be the current owner of record of a residence in Boulder County for at least 10 years prior to Jan. 1 of the year they apply.
3. Must have occupied the house as their primary residence for at least 10 years prior to Jan. 1 of the year they apply, or be the surviving spouse of someone who previously qualified.

The application deadline is July 15.

The Senior Homestead Exemption, while funded by the State Legislature, is administered by the County Assessor. To apply for the Senior Homestead Exemption, please contact the Boulder County Assessor at 303-441-3530.



Dear Boulder County Senior,

We know and understand the burdens with rising property values and the resulting increase in property taxes, particularly on seniors. That is why we put together this brochure.

There are several programs that are available to seniors to help them reduce this impact. Those programs include:

1. The Senior Homestead Exemption
2. The Senior Tax Worker Program
3. The Senior Tax Deferral Program
4. The Property Tax / Rent / Heat Credit (PTC) Rebate
5. The Low-Income Energy Assistance Program (LEAP)

This brochure is designed to give a broad overview of these programs and is not intended to give any legal, tax, or real estate advice. We encourage you to reach out to us if you have additional questions.

Cindy and Paul

SENIOR TAX DEFERRAL

The Senior Tax Deferral Program is authorized by state law (39-3.5-101) and administered by the Treasurer's Office. This program allows a senior to postpone tax payments until the property is sold or the estate is settled upon death. Interest is charged. To qualify, a person must:

1. Be 65 years or older
2. Not be earning income on the property
3. Be the owner and occupy the house as their primary residence
4. Must have at least 25% equity in the property. Having a reverse mortgage can disqualify you from eligibility.

The application deadline is in March.

LOW-INCOME ENERGY ASSISTANCE PROGRAM (LEAP)

LEAP is a federally funded program administered through the county's Housing & Human Services department to help those with lower incomes pay for winter home heating costs and weatherization. Call 1-866-Heat-Help (1-866-432-8435) for information.

BOULDER COUNTY RESOURCES

Boulder County Area Agency on Aging (BCAAA) connects older adults to many other great supportive services. Call 303-441-1617 or visit www.BoulderCountyHelp.org for more information.

BOULDER COUNTY ASSESSOR

www.BoulderCountyAssessor.org
303-441-3530

BOULDER

1325 Pearl Street, 2nd Floor
Monday - Friday 8 a.m. - 4:30 p.m.

LONGMONT

515 Coffman St (The Hub) Rm 114
Mondays only 8 a.m. - 4:30 p.m.

LAFAYETTE

1376 Miners Drive, #115
Tuesdays Only 8 a.m. - 4:30 p.m.

BOULDER COUNTY TREASURER

www.BoulderCountyTreasurer.org
303-441-3520

BOULDER

1325 Pearl Street, 1st floor
Monday - Friday 8 a.m. - 4:30 p.m.

LONGMONT

515 Coffman St (The Hub) Rm 113
Mondays only 8 a.m. - 4:30 p.m.

LAFAYETTE

1376 Miners Drive, #105
Tuesdays only 8 a.m. - 4:30 p.m.

THE PROPERTY TAX / RENT / HEAT CREDIT (PTC) REBATE

The Property Tax/Rent/Heat Credit Rebate is a program authorized by state law (39-31-101) and is administered by the Colorado Department of Revenue. This is an income-based program for seniors over 65. The actual rebate is based on the applicant's income and expenses and changes annually. Information can be found by calling 303-238-SERV (7378).

SENIOR TAX WORKER PROGRAM

The Senior Tax Worker Program is authorized by state law (39-3.7-102). If qualified, a senior can work to earn a paycheck for the county portion of their property taxes. To qualify, a person must be:

1. 60 years old or older
2. Own and occupy a home in Boulder County

Under the program, a senior works in various departments in the county, doing work ranging from gardening and trail maintenance to filing and clerical work. They earn \$10.20 per hour.

This program is administered by the Commissioners' Office. Call 303-441-3500 for an application or for more information.

The application deadline is June 15.



SENIOR PROGRAMS



Cynthia Braddock

Boulder County Assessor
303-441-3530

cbraddock@bouldercounty.org

Paul Weissmann

Boulder County Treasurer
303-441-3520

pweissmann@bouldercounty.org