
OLR Bill Analysis

HB 6458

AN ACT LOWERING THE AGE OF ELIGIBILITY FOR PROPERTY TAX RELIEF FOR SENIOR CITIZENS.

SUMMARY

Starting October 1, 2021, this bill expands eligibility for the local option Elderly Tax Freeze Program by decreasing the program's minimum age requirement from 70 to 65 years.

However, the bill allows a municipality, by vote of its legislative body, to set the program's minimum age requirement at older than 65 years. A municipality that voted to limit program eligibility to individuals ages 70 and older prior to this date is not required to take another vote, unless it is seeking to lower the program's minimum age requirement.

Under the program, towns may freeze the property taxes on a home whose owner-occupant or his or her spouse meets the minimum age requirement and has been a state resident for at least one year. The freeze continues for a surviving spouse who is at least age 62 when the homeowner dies. Homeowners must also meet the state's Circuit Breaker Program income limits (currently, \$45,800 for a married couple and \$37,600 for an individual). Towns may also impose asset limits for eligibility and place a lien on the property.

The bill also makes technical and conforming changes.

EFFECTIVE DATE: October 1, 2021 and applicable to assessment years beginning on or after this date.

COMMITTEE ACTION

Aging Committee

Joint Favorable Change of Reference - PD

Yea 15 Nay 0 (03/02/2021)

Planning and Development Committee

Joint Favorable

Yea 26 Nay 0 (03/21/2021)