

Chapter 40. Finance and Taxation

Article VI. Program of Property Tax Relief

[Adopted 1-17-2007 by Ord. No. 228; amended in its entirety 8-13-2014; amended 5-24-2023]

§ 40-12. Purpose.

The purpose of this program is to enhance the property tax credit provided to certain senior and permanently totally disabled taxpayers by providing an additional tax credit with respect to real property owned and occupied by such taxpayers as their principal residence. The program is enacted pursuant to the option provided to municipalities under § 12-129n of the General Statutes.

§ 40-13. Eligibility.

To be eligible for the tax credit a Town resident and taxpayer must meet the eligibility requirements of § 12-129n of the General Statutes. The resident or his/her spouse must have been a taxpayer of the Town for one year immediately preceding his/her receipt of property tax benefits. Property tax credits will only be given with respect to real property owned and occupied by the taxpayer as his/her principal residence. All taxes relating to the real property for which the property tax credit is applied must be current prior to application for the tax credit.

§ 40-14. Maximum income requirements and Tax Credits.

The maximum income requirements and tax credits as of the October 1, 2023 grand list shown on the attached chart. By January 30th of each year, the upper and lower range of each of the income tiers and the benefit amounts shall be increased or decreased by the percentage that the current Town budget increased or decreased as compared to the prior year's budget, provided the percentage of any such increase shall not exceed five percent (5%). The Board of Selectmen by an affirmative vote of four members during the month of February may decrease the percentage of change in the income tiers and/or the benefit amounts. All subsequent changes to the income requirements as provided in this section shall be reflected in revised charts to be prepared and maintained by the Town Assessor. For the purposes of this article, income shall include potential income that an applicant is entitled to receive but chooses not to request, receive or accept, including but not limited to undistributed income from investment retirement accounts, trusts, annuities, stocks, bonds, certificates of deposit, and other similar investments. In addition to federal income tax returns or other evidence of qualifying income required to be provided with the application, the applicant shall also provide a certification as to potential income that such applicant is entitled to receive and all records or reports related thereto. The provision for determining potential income shall not include life insurance.

Property Tax Relief Maximum Income Requirements and Tax Credits

Income — Single or Married	Canton Tax Credit
\$0 to \$20,200	\$2,500
\$20,200 to \$27,100	\$2,000
\$27,100 to \$33,800	\$1,600
\$33,800 to \$40,300	\$1,200
\$40,300 to \$49,100	\$ 900

\$49,100 to \$55,590

§ 700

§ 40-15. Maximum Total Annual Benefits

The total benefits provided under this program cannot exceed a maximum of 0.50% (one-half of one percent) of the current year's annual budget expenditures. If necessary, eligible applicants' tax relief benefits will be prorated to conform to the 0.50% cap.

§ 40-16. Administration.

The Tax Assessor shall adopt such rules, regulations, and procedures as deemed necessary or appropriate for the purpose of implementing and administering the program authorized by this article. All such rules, regulations and procedures shall be kept on file at the office of the Tax Assessor.

§ 40-17. When effective.

The program authorized by this article shall first become effective for taxes due on the Grand List of October 1, 2008. Any amendment to this article shall become effective for taxes due on the Grand List next following the adoption of any such amendment.

§ 40-18. Biennial review.

The Board of Selectmen shall review this article biennially in even years and shall approve changes other than the annual adjustment of income tiers and benefits based on changes to the Town budget, if any, prior to August 31. Any changes to the article shall be approved in the manner specified in the Town Charter.