

Select Board Meeting

September 6, 2022



Agenda

- ▶ Call to Order and Pledge of Allegiance
- ▶ Special Presentations
 - ▶ North Yarmouth Historical Society History Minute
 - ▶ Senior Property Tax Overview



Smith House in 1937



The moment when the 1947 fire crossed Route 1 in Arundel and began to rage through Kennebunkport and Biddeford.

AP news photo

State Programs

State Property
Tax Deferral
Program (36
M.R.S. §§ 6250 -
6266)

State Property
Tax
Stabilization
For Senior
Citizens
(L.D. 290)

Property Tax
Fairness Credit
(Title 36, §§
5219-II)

Municipal Programs

Authorizing
Legislation To
Create Municipal
Property Tax
Deferral Programs
for Senior Citizens
(Title 36, 908-A)

North
Yarmouth's
Senior Tax
Assistance
Program

	State Property Tax Deferral Program (36 M.R.S. §§ 6250 - 6266)	
Program Type:	Full Deferral (<u>All Taxes Deferred</u>)	
State Reimbursement:	Yes (<u>All Taxes</u>)	
Requirements:	<u>65 Years of Age or Older; Lived In Homestead for 10+ Years; Income of \$40,000 or Less and Liquid Assets of Less Than \$50,000 (or \$75,000 if filing joint application)</u>	
Transfer Status:	<u>Non-transferrable.</u> Taxes plus interest must be repaid to State upon death, sale of or movement from property.	
Limitations:	<u>No Municipal Tax Lien on Property; No Deferral of Taxes under Municipal Property Tax Deferral Program (Title 36, Chapter 908-A).</u>	
Additional Comments:	<u>Program may not currently cover all seniors who need assistance (as it is limited to those making under \$40K per year); Some Seniors may not want full tax amount deferred; Annual Application (Jan. 1st - Apr. 1st).</u>	

	State Property Tax Deferral Program (36 M.R.S. §§ 6250 - 6266)	State Property Tax Stabilization For Senior Citizens (L.D. 290)
Program Type:	Full Deferral (<u>All Taxes Deferred</u>)	Stabilization (<u>Freeze</u>)
State Reimbursement:	Yes (<u>All Taxes</u>)	Yes (<u>Increment Only</u>)
Requirements:	<u>65 Years of Age or Older; Lived In Homestead for 10+ Years; Income of \$40,000 or Less and Liquid Assets of Less Than \$50,000 (or \$75,000 if filing joint application)</u>	<u>65 Years of Age or Older; Lived In Homestead for 10+ Years</u>
Transfer Status:	<u>Non-transferrable.</u> Taxes plus interest must be repaid to State upon death, sale of or movement from property.	<u>Transferrable.</u> Taxpayer's "frozen" or "stabilized" baseline tax liability moves with them to a new residence in Maine.
Limitations:	<u>No Municipal Tax Lien on Property; No Deferral of Taxes under Municipal Property Tax Deferral Program (Title 36, Chapter 908-A).</u>	<u>None</u>
Additional Comments:	<u>Program may not currently cover all seniors who need assistance (as it is limited to those making under \$40K per year); Some Seniors may not want full tax amount deferred; Annual Application (Jan. 1st - Apr. 1st).</u>	<u>No Income Requirement; Municipality may recover from State 100% of the deferred tax amount; Program takes effect Aug. 8th; Annual Application (Dec. 1st Filing Deadline); 2022 Taxes Stabilized for 2023</u>

	State Property Tax Deferral Program (36 M.R.S. §§ 6250 - 6266)	
Program Type:	Tax Credit (Refund)	For full details, forms, and other information, go to: https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs
State Reimbursement:	Yes (<u>All Taxes</u>)	
Requirements:	<u>Homeowner OR Renters</u> ; No age qualification; Income limits of \$42,000-\$68,000; Max credit \$2100-\$3400	
Transfer Status:	<u>Non-transferrable</u>	
Limitations:	<u>Not married filing separately</u>	
Additional Comments:	<u>Annual Application</u> (rolling enrollment; can go back to 2018); Refund is the amount qualifying credit exceeds the amount you owe in taxes	

	Authorizing Legislation To Create Municipal Property Tax Deferral Program for Senior Citizens (Title 36, 908-A) ***<u>Not Currently Available</u>***	
Program Type:	Full Deferral (<u>All Taxes Deferred</u>)	
State Reimbursement:	<u>None</u>	
Requirements:	<u>70 Years of Age or Older; Lived in Homestead for 20+ Years; Household Income Does Not Exceed 300% of Federal Poverty Line (2022--\$40,770/1; \$54,930/2).</u>	
Transfer Status:	<u>Non-transferrable.</u> Taxes plus interest must be repaid to town upon death, sale of or movement from property.	
Limitations:	<u>No Deferral of Taxes under State Property Tax Deferral Program (Title 36, Chapter 908).</u>	
Additional Comments:	<u>Age and residency requirements differ from other programs; Current statutory language does not permit municipalities to stabilize; Does not allow for the deferral of foreclosure; One Time Application.</u>	

	Authorizing Legislation To Create Municipal Property Tax Deferral Program for Senior Citizens (Title 36, 908-A) ***<u>Not Currently Available</u>***	North Yarmouth's Senior Tax Assistance Program (Property Tax Assistance Ordinance)
Program Type:	Full Deferral (<u>All Taxes Deferred</u>)	Refund (<u>Up to \$1000</u>)
State Reimbursement:	<u>None</u>	<u>None</u>
Requirements:	<u>70 Years of Age or Older; Lived in Homestead for 20+ Years; Household Income Does Not Exceed 300% of Federal Poverty Line (2022--\$40,770/1; \$54,930/2).</u>	<u>70 Years of Age or Older; Homestead in the Town of North Yarmouth; Resident of the Town for at least 10 Years; Combined Household Income does not exceed \$40,000</u>
Transfer Status:	<u>Non-transferrable.</u> Taxes plus interest must be repaid to town upon death, sale of or movement from property.	<u>Non-Transferrable.</u>
Limitations:	<u>No Deferral of Taxes under State Property Tax Deferral Program (Title 36, Chapter 908).</u>	<u>None</u>
Additional Comments:	<u>Age and residency requirements differ from other programs; Current statutory language does not permit municipalities to stabilize; Does not allow for the deferral of foreclosure; One Time Application.</u>	<u>Annual Application (apply by June 30th).</u>

Agenda

- ▶ Public Hearings
 - ▶ Charter Amendments
 - ▶ Land Use Ordinance Amendments
- ▶ Appointments/Resignations
 - ▶ Walnut Hill Parkway Association
 - ▶ Recycling Advisory Committee

Agenda

- ▶ Announcements
- ▶ Consent Agenda
 - ▶ Payroll Accounts Payable Warrants
 - ▶ Municipal Accounts Payable Warrants
 - ▶ August 16, 2022 Business Meeting Minutes
- ▶ Public Comment

Agenda

- ▶ Management Reports & Communications
 - ▶ Town Manager's Report
- ▶ Old Business
- ▶ New Business
 - ▶ Abatement Tax Map 16, Lot 1
 - ▶ Community Resilience Resolution

Agenda

- ▶ Any Other Business
- ▶ Executive Session
 - ▶ 1 M.R.S. § 405 6(C) -
Discussion or Consideration of
the Acquisition of Real Estate
- ▶ Adjournment

Next Meeting

September 20, 2022

