



CONNECTIONS

Town of North Yarmouth Maine

TAX STABILIZATION PROGRAM

WHAT IS IT?

Property Tax Stabilization for Senior Citizens, also known as the Property Tax Stabilization Program (the "Program"), is a State program that allows certain senior-citizen residents to stabilize, or freeze, the property taxes on their homestead. As long as you qualify and file a timely application each year, the tax billed to you for your homestead will be frozen at the amount you were billed in the prior tax year. Eligible residents who move may transfer the fixed tax amount to a new homestead, even if that new homestead is in a different Maine municipality.

HOW DO I APPLY?

Applications are available at the Maine Revenue Services ("MRS") website or from your local municipal office. You can also call the Property Tax Division of MRS at (207) 624-5600 to have an application mailed to you. Complete an application and submit it by December 1, with any required proof, to your local municipality. The municipality will review and approve or deny your application.

Maine Revenue Services

Property Tax Division

P.O. Box 9160

Augusta, ME 04332-9106

Tel: (207) 624-5600

Email: prop.tax@maine.gov

www.maine.gov/revenue/taxes/property-tax

WHO QUALIFIES?

To be eligible for the Program, an individual must meet all of the following as of April 1 of the property tax year for which they are requesting stabilization (so for applications due December 1, 2022, qualifications must be met as of April 1, 2023):

- 1) at least 65 years old,
- 2) a permanent resident of Maine,
- 3) have owned a Maine homestead for at least ten years, and
- 4) be eligible for a homestead exemption on the property they are placing in the Program.

If your homestead is owned by more than one individual as joint tenants, only one owner needs to qualify for the Program to participate. There are no income or asset limitations to qualify.

Permanent Resident. You must have established a permanent residence in Maine. "Permanent residence" means that place where an individual has a true, fixed, and permanent home and principal establishment to which the individual, whenever absent, has the intention of returning. An individual may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise.

Ten-Year Homestead. You must have owned a homestead in Maine for at least ten years. The ten-year period does not have to be consecutive. A homestead means residential property that you occupy as your permanent residence. A homestead also includes property that is held in a revocable living trust for your benefit or property owned by a cooperative housing corporation if you occupy

WHO QUALIFIES? (continued)

it as your permanent residence as a qualifying shareholder. It does not include real property used solely for commercial purposes.

Homestead Exemption. You must be eligible to receive a homestead exemption on your home. The homestead exemption generally applies only to your permanent residence. Your property tax bill will usually show whether you are already receiving a homestead exemption. If you are unsure whether you qualify for a homestead exemption, contact your local assessor.

HOW DOES IT WORK?

Once you have applied and are approved to participate in the Program, the property tax billed to you for the next tax year will be frozen at the amount you were billed in the previous tax year. You must file a new application each year by December 1 in order to maintain that stabilized tax amount.

For example, if you apply by December 1, 2022 and qualify for the Program, the amount of tax billed to you for the April 1, 2023 tax year will be the same as the amount billed to you for the April 1, 2022 tax year. As long as you continue to qualify and to file timely annual renewal applications, the amount you are billed each subsequent year will be frozen at the amount billed for the April 1, 2022 tax year.

The State will reimburse your municipality for the difference between the amount billed to you and the tax that would otherwise be due.

FREQUENTLY ASKED QUESTIONS

1. Are there income or other limits on who can participate in the Program?

There are no income or asset limitations to participate. As long as you meet the age, residency, and ownership qualifications, and timely file your application, you are eligible.

2. What happens if I forget to file my renewal application?

Once you are in the Program, if you fail to timely file an application one year, the bill for the next tax year would revert to the “normal” amount of tax. You can apply again the following year, but your new stabilized amount would reset to the missing year’s normal tax amount.

3. What happens if I move or change my homestead?

If you move to a new homestead in a different municipality, you must request that your old municipality notify your new municipality that you are participating in the Program and your stabilized tax amount. In addition, you will need to file a new application with your new municipality.

4. What happens if the tax assessed on my homestead goes down?

If the tax assessed for a given year is less than your stabilized amount, you will be billed for the lower amount. If you continue to qualify and file timely applications in subsequent years, your tax will be stabilized at that new, lower amount.

5. What if I no longer wish to participate in the program?

The Program requires annual applications in order to continue participating. If you no longer wish to participate, you can simply not file an application and your homestead will revert to being assessed as it would normally be for that (and subsequent) tax years.



INITIAL APPLICATION FOR PROPERTY TAX STABILIZATION FOR SENIOR CITIZENS

36 M.R.S. § 6281

Completed forms must be filed by December 1 with the municipality in which your homestead is located.

SECTION 1: APPLICANT(S) INFORMATION

1a. Names of all property owners (names on your tax bill; for cooperative housing corporation shareholders, enter the name of the cooperative housing corporation and the shareholder's name): _____

1b. Physical location of your homestead (e.g. 14 Maple St.): _____

Municipality: _____ ZIP: _____

Email: _____ Telephone #: _____

1c. Mailing Address, if different from above: _____

Municipality: _____ State: _____ ZIP: _____

SECTION 2: ELIGIBILITY (Check all that apply):

2a. ☐ I am a permanent resident of Maine.

2b. ☐ I will be 65 or older as of April 1 of the upcoming year.

2c. ☐ I have owned a homestead in Maine for at least ten years as of April 1 of the upcoming year. If your homestead has changed during the ten-year period, enter the full address (street number, street name, municipality) of any prior homestead(s) and years it was your homestead. The ten-year period is not required to be consecutive. Attach additional pages, if necessary:

Complete Address	Years

2d. ☐ I declare the property listed in section 1 above is currently my permanent residence and that, if applicable, the property (or properties) listed in section 2c was my permanent residence during the years indicated.

2e. ☐ I am not currently claiming or receiving a homestead property tax exemption for any other property.

IF YOU ARE NOT ABLE TO CHECK ALL FIVE BOXES, STOP

You do not qualify for the Property Tax Stabilization program

SECTION 3: MAINE RESIDENCY

3a. ☐ I receive a homestead property tax exemption for the homestead listed on 1b above.

If you did not check box 3a, check all that apply below and include documentation (see instructions).

3b. ☐ I file a Maine resident income tax return (Form 1040ME).

3c. ☐ The address on my driver's license or Maine ID card is the homestead listed on 1b above.

3d. ☐ The legal address on my resident hunting/fishing license is the homestead listed on 1b above.

3e. ☐ I pay motor vehicle excise tax in this municipality.

3f. ☐ I am registered to vote in this municipality.

3g. ☐ I have other documents showing my residency status.

DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this application and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete.

Signature of Homestead Owner(s) _____ Date: _____

Print

Clear form

Date: _____

INSTRUCTIONS

If you are at least 65 years old and have owned a homestead in Maine for at least ten years, you may qualify to have your property tax stabilized at the amount of your bill in the year you applied for the program. If your application for stabilization is approved, this will first affect the property taxes you owe for the property tax year following the year of submitting this application. This stabilization will continue, even if you move to a new homestead, including in a different municipality in Maine, so long as you file a timely application with the municipality each year and you continue to meet the eligibility requirements. The municipality may request additional documentation to prove your eligibility for the stabilization program.

NOTE: If you have been previously approved to participate in the program and are looking to continue your stabilization, please complete the Renewal Application for Property Tax Stabilization. That application is available on the Maine Revenue Services website at www.maine.gov/revenue/tax-return-forms/property-tax.

SECTION 1. Enter your full name(s) as shown on your property tax bill, the physical location of your homestead, your telephone number, email address, and mailing address (if different than the physical location). If you are a cooperative housing corporation shareholder, please enter both the name of the cooperative housing corporation and your name as the shareholder.

SECTION 2. Check the appropriate box related to each question. You must check all boxes to qualify for the Property Tax Stabilization program. If your homestead has changed during the 10-year period, enter the full address (street number, street name, municipality) of any prior homestead(s) and the years in which it served as your homestead. The 10-year period does not have to be consecutive. You may be required to provide additional evidence to document your ownership. **If you did not check all boxes in this section, you do not qualify for the Property Tax Stabilization program.**

SECTION 3. You must verify that you are a permanent resident of Maine. Evidence that you currently receive a homestead exemption for the property listed on section 1b is sufficient proof of permanent residency. If you do not currently receive a homestead exemption for this property, you must attach proof of your Maine residency. Proof of Maine residency includes, but is not limited to, Maine resident income tax return (Form 1040ME), your Maine driver's license/state ID, your Maine resident hunting/fishing license, your motor vehicle registration, or your voter registration.

The application must be signed. Completed applications must be filed by December 1 with the municipality in which your homestead is located. If your property is located in the Unorganized Territory, the form should instead be filed with Maine Revenue Services.

DEFINITIONS

Homestead. "Homestead" means residential real property owned by an individual or individuals and occupied by those individuals as their permanent residence. Residential real property held in a revocable living trust for a beneficiary who occupies the property as his or her permanent residence also qualifies as a homestead. A resident homeowner who is subject to foreclosure and subsequently purchases the home back from the municipality is considered to have no interruption in homeownership for purposes of this exemption.

Permanent residence. "Permanent residence" means that place where an individual has a true, fixed, and permanent home and principal establishment to which the individual, whenever absent, has the intention of returning. An individual may have only one permanent residence at a time and, once a permanent residence is established, that residence is presumed to continue until circumstances indicate otherwise.

Permanent resident. "Permanent resident" means an individual who has established a permanent residence.

TAX CHANGES

Real Estate & Personal Property Taxes due dates have changed to semi-annually and will no longer be due quarterly.

Taxes will be due on September 15, 2022, and March 15, 2023.

Payment Options are:

1.) Online <https://epayment.informe.org/payportonline/welcome>

2.) Mail to:
Tax Collector
10 Village Square Road
North Yarmouth, ME 04097



3.) Use the drop box at the Town Office, available 24/7 in the front parking area.

4.) Make a payment in the Town Office during regular office hours.

4.) Over the phone via credit card.

ECO-EXCELLENCE

Congratulations to North Yarmouth's Assistant Town Manager / Town Clerk, Debbie Grover. Debbie was awarded an eco-Excellence award for her work to reduce contamination and provide education on recycling.

From newsletters to town clean up day, and the opportunity to access garbage to garden, Debbie is helping residents reduce their carbon foot print.

To see the video made by Redbird Media about Debbie and her efforts visit <https://www.youtube.com/watch?v=w3TZswqfZBw>



NORTH YARMOUTH RECYCLING COMMITTEE PRESENTS SIMPLE SUSTAINABILITY SWAPS

SINGLE-USE
PLASTIC BOTTLES



REUSABLE
BOTTLES



GEAR UP FOR PLASTIC-FREE OCTOBER!

Did you know that Americans purchase about 50 billion single-use, plastic water bottles per year? That's an average of 13 bottles per month for every person in the U.S.! By using a reusable water bottle, you can save an average of 156 plastic bottles annually.

The North Yarmouth Recycling Committee is sponsoring a Plastic-Free challenge this October, where community members are encouraged to minimize their use of plastic as much as possible throughout the month. Stay tuned for more Simple Sustainability Swaps in the weeks ahead!

MERIT AWARD

Congratulations to Chief Greg Payson of North Yarmouth Fire Rescue. Chief Payson was presented the Maine EMS Merit award for his 26 years of commitment and dedication to Maine Emergency Services and the communities he has served. An honor well deserved. Thank you Chief for all that you do for our community.

Presenting were Sam Hurley the Maine EMS Director and Kate Zimmerman, DO Associate State EMS Medical Director.



WELCOME

North Yarmouth's Newest Board Members

Kevin Robinson

Zoning Board of Appeals - Regular Member
August 2, 2022

Kevin is currently the owner of MCP Equipment, which specializes in hydraulics, electronic trouble shooting, and safety related issues. He's the Co-Chair of the Economic Development and Sustainability Committee. Previously, Kevin served as the Vice President of a Cumberland based construction company, he owned a truck equipment manufacturing business, and was the V.P. of sales, maintenance, and repairs for a crane and rigging company.

Kevin was involved in a citizen group to save the North Yarmouth Veterans Memorial Park, he served on the Wescustogo committee, and was active in helping to secure Sharps Field. In 2017, he was the proud recipient of the Citizen of the Year award in North Yarmouth. As a resident of North Yarmouth for 55 years, Kevin wants was best for the town and residents.

He's happily married to Sheila, his wife of 45 years, father to 5 grown children, has 7 grandchildren, and one great grandchild. He's an avid runner, accomplishing road, trail, and snowshoe races from 5K to 50K.

Trey Milam

Planning Board - Alternate Member
August 2, 2022

Trey is an attorney based in Portland, and a significant portion of his practice involves a wide range of land use issues including zoning. He's represented clients in connection with everything from permit applications to Rule 80B appeals.

In 2008/2009, Trey served on the Bath Trails Committee. The group has been integral to the development of a multi-use trail system that runs throughout the city and spans more than 10 miles.

Paul Whitmarsh

Planning Board - Alternate Member
August 2, 2022

Paul is a former Navy pilot and is currently a commercial airline pilot. He's been a resident of North Yarmouth since 2010 and is passionate about our community.

Paul has studied the Land Use Ordinance as well as our Comprehensive Plan, town Charter, and our zoning. He's focused on the needs of our town and believes it's North Yarmouth's citizen participation that makes our town stronger.

Mike Mallory

Zoning Board of Appeals - Alternate Member
August 16, 2022

Mike has worked as a contractor, a firefighter/inspector, and enforced life safety 101, building code elements, and electrical code elements for the City of South Portland. As a board member, he'd like to make it easier to approve projects while enforcing ordinances.



STATE CHAMPS!

The Greely High School Girls Lacrosse Team was recognized by the North Yarmouth Select Board Tuesday, August 2 for winning the Class B State Championship. The Girls season was the strongest in recent history with a record of 15-2. They made history by winning the first lacrosse championship in the MPA era defeating rival York High School by a score of 13-7.

Congratulations to the Team and Coaches for their fine representation of the Greely Community!

NEW FACES

The Town of North Yarmouth would like to introduce you to our newest team members. We're excited to have them onboard and for the future of our town #nyteam.

Ben Scipione

Code Enforcement Officer

Hi there, my name is Ben Scipione. I grew up in North Yarmouth and graduated from Greely High in 2009.

I have been a carpenter for nearly a decade. I am also a real estate investor with my wife and twin brother, who are amazing business partners. We make a great team!

I enjoy helping others and am excited to be an integral part of the building process here in North Yarmouth. The team at Town Office has been very welcoming and helpful throughout my start as the new Code Enforcement Officer. I look forward to getting to know my hometown and it's wonderful residents better than ever before.

In my free time, you can usually catch me working around our properties, mountain biking, hanging with my dogs, floating in a lake, camping, in the gym, or spending time with family and friends.

Jackie Hersey

WH & CC Director

Hello, my name is Jackie and I'm the new Director at Wescustogo Hall & Community Center.

I have a degree in broadcast journalism and started my professional career in the Portland news market. From there, I went to marketing and events, and most recently served in the communications department for the City of Auburn. I'm excited to use the tools I've learned to bring our community together by providing affordable activities and events along with a venue for residents to host gatherings and parties.

I live in North Yarmouth with my husband, 3 kids, and wirehaired griffon, Hazel. I enjoy yoga, hiking, coaching my kids in sports, and spending time with family and friends.

I look forward to working in our community and meeting all of you!

Jackson Humphrey

Assistant Director WH & CC

Hey there, my name is Jackson and I'm the Assistant Director for Wescustogo Hall & Community Center. I live in Kennebunk and went to Cheverus High School in Portland. I'm a recent graduate of St. John's University in Queens, NY. There I earned a degree in Sports Management and Business Administration.

Previously, I worked with St. John's athletics as a Team Manager and Club Treasurer, in the box office for the Major League Soccer club NYCFC, and was an ambassador with the New Hampshire Fisher Cats.

I'm an avid sports fan, particularly baseball, golf, and soccer. I'll happily talk to anyone about all things Boston Sports. I enjoy the outdoors and visit lakes throughout New England whenever I can. I look forward to helping plan fun and exciting events for all ages here in North Yarmouth!

SHARP'S FIELD CONSERVATION

On June 19, 2021, the North Yarmouth residents voted to restrict the use of Sharp's field to its existing use as a sports playing field and/or other recreational activities. On June 21, 2022, the Board of Selectmen unanimously authorized the Town Manager to record the "Declaration of Restrictive Covenant" in the registry of deeds to honor the wishes of the voters.



STORY WALK



Come celebrate the opening of the North Yarmouth Story Walk! The unveiling will feature local author, Margaret Aitken's story *Old Friends*. The heartfelt tale of a young girl who disguises herself to blend in to local Senior Citizens Group at the Community Center in hopes of finding someone like her Granny to spend time with. The story celebrates found family, care giving, and the value of intergenerational friendships. The Story Walk celebration will take place Saturday, September 24th at 1pm. There will be a small ceremony, a chance to walk and read, light refreshments, and lawn games!

**Rain date: Sunday, September 25th at 1pm.*

WH & CC EVENTS



Disney ENCANTO
Wednesday, August 24
Sponsored by:
AVERILL INSURANCE

FOOD TRUCKS - 6PM
MOVIE - DARK

FOOD
Bella Vespa

WHERE THE DAY
KITE FESTIVAL

TRUNK OR TREAT AND MOVIE NIGHT
Saturday, October 29th, 5-9pm
Wescustogo Hall & Community Center Parking Lot
PRIZES FOR MOST CREATIVE DISPLAYS!

SPONSORED BY:
HIGHTOWER
Simmons Investment Advisors

To Enter a Trunk Please Email jhersey@northyarmouth.org

Need a venue? Rent WH & CC! We have multiple rooms/options for birthday parties, baby showers, and events.
Email jhersey@northyarmouth.org for availability and pricing.

KITE FESTIVAL

The Kite Festival is back! The event will be held Saturday, October 1st from 11-4pm at the Old Town House Park off Route 9. This year's event is packed with tons of activities for the whole family. Enjoy amazing kites flown by the famous Nor'east Kite Club, live music, and grilled food prepared by our own North Yarmouth Fire Rescue Department. You can also learn to juggle, to make your own kite, and even have your face painted!

New this year - Cardboard Slide (down the sledding hill) and cornhole.

Enjoy the day flying kites, drones, and remote air crafts or just hang out with friends and neighbors.

This event is hosted by the Living Well in North Yarmouth Committee.



START HERE
NORTH YARMOUTH



North Yarmouth, ME 04097

Resident

PRSRT
US Postage
PAID
Permit #55
North Yarmouth
Maine 04097
ECRWSS

HOURS OF OPERATION

Town Office

Monday 8am-6pm
Tuesday - Thursday
8am-5pm

(207) 829-3705

Public Works Department

Monday - Thursday
6am - 4pm

(207) 829-3274

Fire Rescue Department

Monday - Friday
8am - 5pm

(207) 829-3025

WH & CC

Monday - Friday
8:30am - 5pm

(207) 829-5555

Town of North Yarmouth
10 Village Square Road
North Yarmouth, ME 04097