

Property Tax Freeze Program

- By now all eligible citizens for the Property Tax Freeze Act have most likely received the letter sent out by Representative Randy Rinks in July.
- I want to take this opportunity to clarify the procedures that must take place before this board, or any board, can begin the process of implementation of this program
- First, the Act provided for the State Board of Equalization through the Division of Property Assessments to establish rules and regulations to provide for uniform definitions, application forms, income verification procedures and other necessary or desirable rules, regulations, policies and procedures for the implementation of the Property Tax Freeze Program. That body has proposed these rules and a hearing will take place on Sept. 17, 2007 to consider adoption. These rules and regulations can be found on the Tennessee Comptroller of the Treasury's website at www.comptroller.state.tn.us.
- Secondly, the tax freeze applies to the tax years beginning on and after January 1, 2008, so no action will be required prior to October 2008 as the 2008 taxes will not be due until Jan. 1, 2009
- Some of the highlights of the program are:

The freeze applies only to the taxpayer's principal residence for voting purposes and the land portion will not exceed 5 acres – verification procedures will apply

The taxpayer must attain the age of 65 on or before December 31 of the tax year for which the property tax freeze is requested – again verification procedures will apply

The annual income qualification cannot exceed \$24,000 in McNairy County, which includes all income from all sources for all owners of the property. Verification procedures will be put in place by the Comptroller's office

The taxpayer will be required to qualify and apply each year for the freeze

- It should be noted that in the event that a property tax increase becomes necessary, then the property owners who do not qualify for the freeze will bear a heavier tax burden to the make up for shortfall created by the freeze.