



**(F) RESIDENTIAL RENTAL PROPERTY:** IF YOU PROVIDE PERSONAL PROPERTY ITEMS SUCH AS A WASHER/DRYER, MICROWAVE, WINDOW AIR CONDITIONER, FURNITURE, ETC., YOU **MUST LIST** THE ITEMS ON **A BUSINESS LISTING FORM** AVAILABLE FROM THE TAX OFFICE OR AT [www.gastongov.com](http://www.gastongov.com).

**(G) FARM EQUIPMENT:** IF YOU OWN ANY FARM EQUIPMENT USED TO PRODUCE INCOME, YOU **MUST LIST** IT ON **A BUSINESS LISTING FORM** AVAILABLE FROM THE TAX OFFICE OR AT [www.gastongov.com](http://www.gastongov.com).

**(H) PRESENT USE VALUE:** REAL PROPERTY USED FOR COMMERCIAL PRODUCTION OF INCOME AS AGRICULTURAL, HORTICULTURAL OR FORESTLAND MAY QUALIFY FOR CLASSIFICATION PROVIDED THE PROPERTY MEETS MINIMUM ACREAGE, INCOME AND USAGE REQUIREMENTS. CALL (704) 810-5844 FOR DETAILS.

### **General Statute 105-277.1 Property Tax Homestead Exclusion For Elderly Or Disabled Persons**

North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents who are at least 65 years of age or are totally and permanently disabled, and whose income does not exceed \$31,500. The amount of the appraised value of the residence that may be excluded from taxation is the greater of twenty-five thousand dollars (\$25,000) or fifty percent (50%) of the appraised value of the residence and up to one (1) acre of land. Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, please notify the assessor. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to G.S. 105-312.

If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the Gaston County Tax Department. Applications are also available on line at [www.gastongov.com](http://www.gastongov.com). It must be filed with the county assessor by **June 1**.

### **General Statute 105-277.1B Property Tax Homestead Circuit Breaker Deferment**

North Carolina defers a portion of the property taxes on the appraised value of a permanent residence and up to one (1) acre of land owned and occupied by a North Carolina resident who has owned the residence for five consecutive years and occupied the property at least five years, is at least 65 years of age or is totally and permanently disabled, and whose income does not exceed \$47,250. If the owner's income is \$31,500 or less, then the portion of property taxes imposed on the residence that exceeds 4% of the owner's income may be deferred. If the owner's income is more than \$31,500 but less than or equal to \$47,250, then the portion of the property taxes on the residence that exceeds 5% of the owner's income may be deferred.

The deferred taxes become a lien on the residence and the most recent three years of deferred taxes preceding a disqualifying event become due with interest upon one of the following disqualifying events: 1) the owner transfers the residence; 2) the owner dies; or 3) the owner ceases to use the property as a permanent residence. Multiple owners of a permanent residence must all qualify for the circuit breaker before a deferment of taxes will be allowed.

You must apply for the opportunity to defer property taxes each and every year that you wish to defer taxes. The application may be obtained from the Gaston County Tax Department or online at [www.gastongov.com](http://www.gastongov.com) and must be filed with the county assessor by **June 1**.

Note: An owner who qualifies for both the property tax homestead exclusion and the property tax homestead circuit breaker may elect to take only one of these forms of property tax relief.

### **General Statute 105-277.1C Disabled Veterans Exclusion**

This program excludes the first forty-five thousand dollars (\$45,000) of the appraised value of a permanent residence and up to one (1) acre of land owned and occupied by a North Carolina Resident, who is an Honorably Discharged Disabled Veteran. This benefit is also available to a surviving spouse (who has not remarried) of either (1) an honorably discharged disabled veteran, (2) an honorably discharged veteran who died as a result of a service-connected condition, or (3) a service-member who died from a service-connected condition in the line of duty and not as a result of willful misconduct. The disability must be a permanent total disability that is service-connected or the veteran must receive benefits for specially adapted housing under 38 U.S.C. 2101.

A Disabled Veteran who has a permanent total disability that is service-connected must provide a Veteran's Disability Certification (Form NCDVA-9) from the VA or an Honorable Discharge Certificate along with a letter from the Department of Veterans Affairs stating that they have a total and permanent service connected disability.

A Disabled Veteran who has received benefits for specially adapted housing under 38 U.S.C. 2101 must show proof from the VA of the benefits received under the program (Form NCDVA-9).

An unmarried surviving spouse of an Honorably Discharged Disabled Veteran must provide proof that the deceased spouse met all the requirements at the time of death (Form NCDVA-9).

Applications are available in our office or online at [www.gastongov.com](http://www.gastongov.com) and must be filed with the county assessor by **June 1**

### **REMINDER: DUE BY JANUARY 31**

- Mail this completed form to the Gaston County Tax Department, PO Box 1578, Gastonia, NC 28053 or hand deliver to the Gaston County Tax Office located at 128 W. Main Avenue, Room 117, Gastonia, NC.
- Listing forms submitted by mail shall be deemed to be filed as of the date shown on the postmark affixed by the U.S. Postal Service. If no date is shown on the postmark or if the postmark is not affixed by the U.S. Postal Service (for instance your own postage meter), the listing shall be deemed to be filed when received in the office of the Tax Department.
- If you have any questions, please call (704) 810-5848 or (704) 866-3898.