



**NOTICE:**  
**INFORMATION CONCERNING PROPERTY TAX HOMESTEAD EXCLUSION FOR ELDERLY OR DISABLED,  
CIRCUIT BREAKER DEFERMENT AND DISABLED VETERANS**

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 twenty-nine thousand dollars (\$29,000). 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. 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 county tax department. It must be filed with the county assessor by **June 1**.

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

North Carolina defers a portion of the property taxes on the appraised value of a permanent residence owned and occupied by a North Carolina resident who has owned 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 forty-three thousand five hundred dollars (\$43,500). If the owner's income is twenty-nine thousand dollars (\$29,000) 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 twenty-nine thousand dollars (\$29,000 and greater) but less than or equal to forty-three thousand five hundred dollars (\$43,500 and lower) 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 county tax department and it 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 Veteran Property Tax Homestead Exclusion

North Carolina excludes the first forty-five thousand dollars (\$45,000) of the assessed value of the residence owned and occupied by a disabled veteran. A disabled veteran is defined as a veteran whose character of service at separation was either honorable or under honorable conditions and who has either (a) a total and permanent disability that is service-connected or (b) received benefits for specially adapted house under 38 U.S.C. 2101. This benefit is also for the surviving spouse (who has not remarried), of either (a) a veteran as defined above or (b) a veteran who died as a result of a service-connected condition whose character of service at separation was honorable or under honorable conditions, or (c) a service member who died from a service-connected condition in the line of duty and not as a result of willful misconduct. There is no age or income limitation for this program.

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 county tax department. It must be filed with the county assessor by June 1.