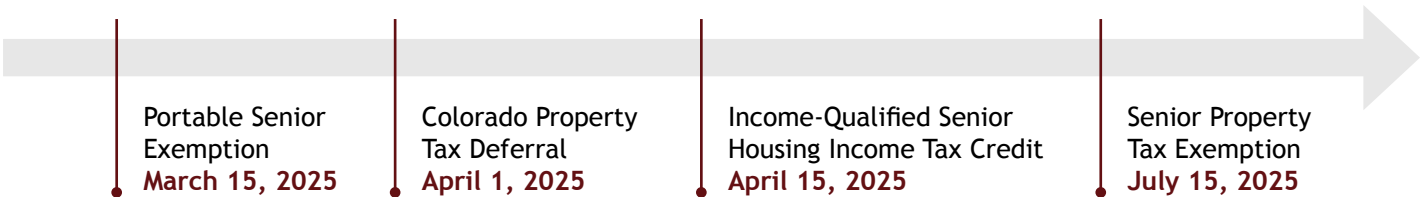


Tax Relief for Older Adults: Learn How You Can Benefit!

If you are an older adult, there are many ways to reduce your property taxes and income taxes. There are four programs for those 65 and over and one program for anyone 60+. Each can help save you money now and in the future.

We know this information can be confusing. There are lots of people at the Douglas County Assessor's Office who can help get you all the benefits you qualify for! (Our contact info is on every page.)

Application Deadlines



Tax Exemptions

The Senior Property Tax Exemption can lower your financial burden by exempting 50% of the first \$200,000 of your home's assessed value. Apply for it in 2025 to see tax savings in 2026. (See page 3.)

The Portable Senior Exemption is for primary residences only. If you have received the Senior Property Tax Exemption previously - but are not currently getting it - this one's for you. The final application deadline for next year's taxes is March 15, 2025! (See page 3.)

Tax Deferral

The Colorado Property Tax Deferral postpones the payment of your property taxes until after selling or settling an estate. The final deadline to apply is April 1, 2025, to see tax savings in 2026. (See page 3.)

Tax Credit

The Income-Qualified Senior Housing Income Tax Credit is for folks earning less than \$75,000 who don't use the Senior Property Tax Exemption. Claim it on your 2024 Colorado State Income Tax Return. (See page 2.)

Tax Work-Off

The Douglas County Tax Work-Off Program helps adults 60 years or older give back to the community while reducing out-of-pocket expenses. Individuals can work up to 100 hours in various county offices at a rate of \$14.81/hour. The funds pay down any county property taxes that are due. The program has no deadline and applications are always considered. (See page 2).

For your current property tax bill, use either:

- 1 Income-Qualified Senior Housing Income Tax Credit
- 2 Douglas County Tax Work-Off Program

Plan ahead for your next (2026) property tax bill. Here's what to plan for:

- 1 Colorado Property Tax Deferral
- 2 Douglas County Tax Work-Off Program
- 3 Portable Senior Exemption (applications due March 15 of this year!)



Tax Relief Available this Year!

This page contains information about benefits you can use for your current tax bill in 2025.



Income-Qualified Senior Housing Income Tax Credit

The Income-Qualified Senior Housing Income Tax Credit is for folks who don't use the Senior Property Tax Exemption. As a refund, it can assist you with housing costs.

To be eligible, you must be:

- ✓ 65 years or older in 2024 (if your 65th birthday wasn't until Jan. 1, 2025, or after, you are not eligible this year).
- ✓ A full-time Colorado resident.
- ✓ Making a Federal Adjusted Gross Income (AGI) of less than \$75,000.

If making \$25,000 or less, you can receive the full credit of \$800. For every \$500 of AGI above this, the credit decreases by \$8. See the table below for examples.

Yearly Federal Adjusted Gross Income (AGI):	Credit Amount:
\$25,000	\$800
\$30,000	\$720
\$35,000	\$640
\$40,000	\$560
\$45,000	\$480
\$50,000	\$400
\$55,000	\$320
\$60,000	\$240
\$65,000	\$160
\$70,000	\$80
\$75,000	\$0

If eligible, apply when you file your 2024 income taxes (by April 15)!

Douglas County Tax Work-Off Program

The Douglas County Tax Work-Off Program helps you give back to the community while reducing out-of-pocket expenses. Individuals can work up to 100 hours in various county offices for \$14.81/hour.

To be eligible, you must be:

- ✓ 60 years or older.
- ✓ Residing in the property where taxes are due.
- ✓ Working off taxes on a primary residence that is non-income producing (i.e., you are not eligible if earning money on it as a rental, VRBO or AirBnB).

Funds can help pay down county property taxes only. The program has no deadline and applications are ongoing. Contact us or the Douglas County Human Resources Department by calling 303.660.7427 or emailing at HR@douglas.co.us.



Future Tax Relief Opportunities!

This page contains information about benefits you can gain from your 2026 taxes - though you will need to apply for them this year!

Colorado Property Tax Deferral

The Colorado Property Tax Deferral program postpones the payment of your property taxes until after you sell or settle an estate. This is meant to create flexibility while you manage your property tax obligations.

To be eligible, you must be:

- ✓ 65 years or older by Dec. 31, 2024.
- ✓ Residing in the property where the taxes are due.
- ✓ Without delinquent tax liens on the property (total liens, including mortgages and other deferrals, can't be more than 75% of the property's value).

Deferring your taxes means they will accrue interest - and be recorded as a lien - at the current federal interest rate. The final deadline to apply is **April 1, 2025**.

Senior Property Tax Exemption

The Senior Property Tax Exemption can lower your financial burden by exempting 50% of the first \$200,000 of your home's assessed value.

To be eligible, you must be:

- ✓ 65 years of age or older by Jan. 1, 2025.
- ✓ Owning and living in your current residence for at least 10 years. (The exemption is only available on a single, primary residence.)

Once approved, the exemption stays in place until there is a change of ownership. You can only claim one property. The deadline to apply is **July 15, 2025**.

Qualified Senior Primary Residential Exemption (AKA: Portable Senior Exemption)

The Portable Senior Exemption is for primary residences in 2025 and 2026 only.

To be eligible, you must be:

- ✓ 65 years of age or older as of Jan. 1, 2025.
- ✓ Qualified for and have received the Senior Property Tax Exemption in a previous year.

The exemption is only available for a single, primary residence. Applications must be completed by **March 15, 2025** to receive in 2026. If not considering this year, applications will again be accepted in early 2026 for the following tax season.

Reach out to any of us at the Douglas County Assessor's Office for assistance!

