

# About *Significant Features of the Property Tax*

- An online database featuring the property tax and its role in state and local finance in all 50 states and DC
- A partnership between the Lincoln Institute of Land Policy and the George Washington Institute of Public Policy


[About](#) | [News & Events](#) | [Education & Research](#) | [Publications & Multimedia](#) | [Resources & Tools](#)

[Links](#) | [Databases](#) | [Planning and Management](#) | [Tax Tools](#) | [Visualizing](#)

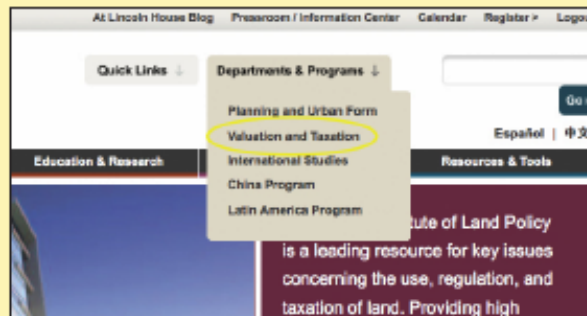
## Significant Features of the Property Tax®

**Significant Features of the Property Tax Home Topics**

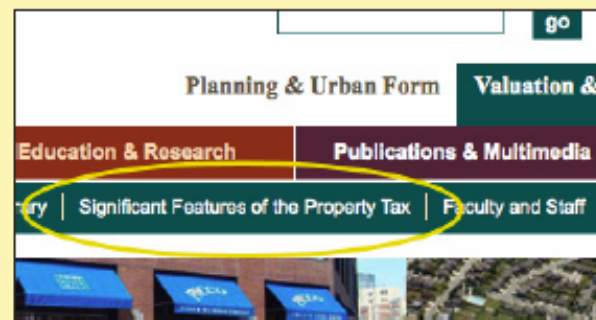
- Property Tax Fundamentals
- The Property Tax Base
- Property Tax Relief and



### 1. Go to [www.lincolinst.edu/](http://www.lincolinst.edu/) and click on "Valuation & Taxation"



### 2. Click on "Significant Features of the Property Tax"



This online database presents data on the property tax in all 50 states and the District of Columbia. Because accurate data provide the critical foundation for sound governmental decision-making, the Lincoln Institute of Land Policy and the George Washington Institute of Public Policy joined in a partnership to provide information and support public policy concerning the property tax, probably the most controversial tax in the United States. The term "Significant Features" pays tribute to the work of the Advisory Commission on Intergovernmental Relations, which from 1959 to 1996 provided a wealth of research on the functioning of the federal system, particularly through its flagship publication, Significant Features of Fiscal Federalism. For more information and a user guide to the site, [click here](#).

Please help us evaluate our site by taking our [short survey](#).

#### What's New in Property Tax

##### New in Significant Features: Data Updates, Additional Resources, and More

The Lincoln Institute and George Washington Institute of Public Policy have released their third update, adding 2010 property tax data to the Significant Features website. The online database now contains complete data for 2006, 2007, 2008, 2009, 2010 on property tax systems in 50 states and the District of Columbia. Data for 2011 is being added to the database as it is collected. The website also features a resources page, with links to articles, studies, and research reports relevant to the property tax data presented in Significant Features.



##### Minnesota Taxpayers Association 50-State Property Tax Comparison Study (2011)

The Lincoln Institute and the Minnesota Taxpayers Association (MTA) have joined to provide users of Significant Features access to the MTA's study of effective property tax rates. Effective property tax rates reflect more accurately the relationship between property taxes and the market value of individual properties by taking into account the effects of statutory tax provisions and local assessment practices. This paper compares effective property tax rates for four classes of property located in the largest city of each state and D.C., the 50 largest cities in the United States, and a rural area of each state.

##### TIF at a Turning Point: Defining Debt Down

Tax increment financing (TIF) is the most important fiscal instrument for local development initiatives in this country. However, in many cases its growth has been accompanied by "moral hazard," or incentive for the misallocation of

#### Ask Our Property Tax Expert



Adam H. Langley

*What are "constructed cities" and how do they help in comparing cities' finances?*

"Constructed cities" allow for comparison of local public finance in 109 large central cities despite wide variations in the division of responsibility for public services among cities, counties, and independent school districts. To create constructed cities, we add together revenues collected by these three types of governments. In some cities, such as Baltimore, the municipal government is responsible for supplying a full array of public services.

[www.lincolninst.edu/subcenters/  
significant-features-property-tax/](http://www.lincolninst.edu/subcenters/significant-features-property-tax/)

Significant Features of the  
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Topics

Property Tax  
Fundamentals

The Property Tax Base

Property Tax Relief and  
Incentive Programs

State Summaries

Census of Governments Data

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About Significant Features

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# Topic: Property Tax Fundamentals



1. Property Tax Rates  
(1983-2011)
2. Tax Limits  
(2006-2010)
3. Taxable Personal Property  
(2006-2010)
4. Real Estate Transfer Charges  
(2006-2010)
5. Legal Definition of Real  
Property (2006-2010)

# Topic: The Property Tax Base

## Significant Features of the Property Tax Home

### Topics

Property Tax  
Fundamentals

**The Property Tax Base**

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1. Tax Base by Property Type
2. Value Standard and Assessment Ratios

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# Topic: Property Tax Relief and Incentive Programs

1. Tax Treatment of Agricultural Property
2. Incentives for Economic Development
3. Incentives for Specific Property Improvements
4. Preferential Property Tax Programs
5. Residential Property Tax Relief Programs

# State Summaries

Data assembled for each state from all topics, with additional information on:

- the number of taxing authorities in each state
- assessment administration practices in each state
- organizations and properties that are completely exempt from the property tax



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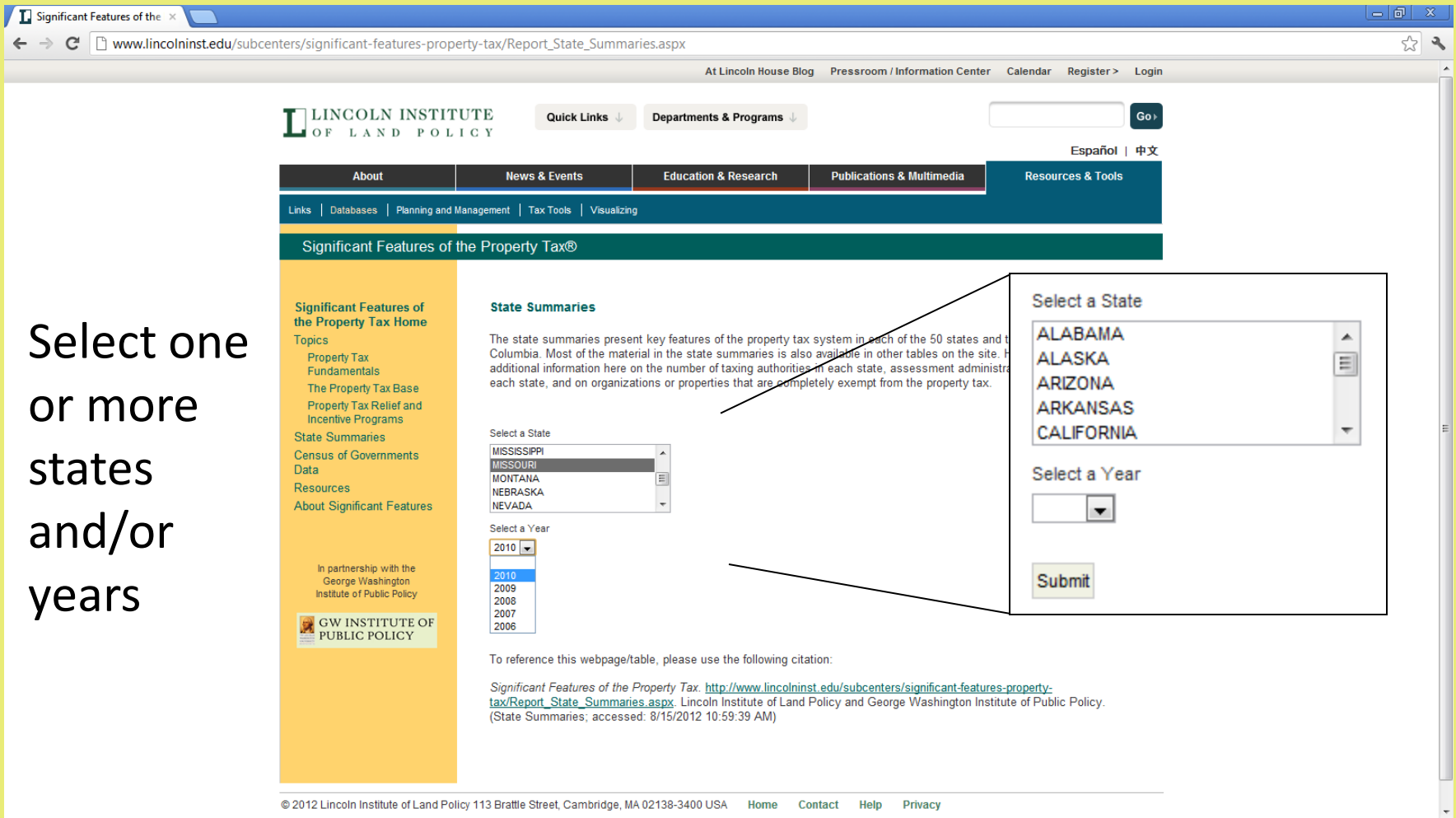
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# State Summary: Data Selection

Select one or more states and/or years



The screenshot shows a web browser window with the URL [www.lincolnst.edu/subcenters/significant-features-property-tax/Report\\_State\\_Summaries.aspx](http://www.lincolnst.edu/subcenters/significant-features-property-tax/Report_State_Summaries.aspx). The page header includes navigation links like "At Lincoln House Blog", "Pressroom / Information Center", "Calendar", "Register >", and "Login". The main navigation bar contains "About", "News & Events", "Education & Research", "Publications & Multimedia", and "Resources & Tools". Below this is a sub-navigation bar with "Links", "Databases", "Planning and Management", "Tax Tools", and "Visualizing".

The main content area is titled "Significant Features of the Property Tax®". On the left, there is a sidebar with a "Significant Features of the Property Tax Home" section containing links for "Topics", "State Summaries", "Census of Governments Data", "Resources", and "About Significant Features". Below this is a partnership logo for the "GW INSTITUTE OF PUBLIC POLICY".

The main content area has a "State Summaries" section. It contains a paragraph: "The state summaries present key features of the property tax system in each of the 50 states and the District of Columbia. Most of the material in the state summaries is also available in other tables on the site. For additional information here on the number of taxing authorities in each state, assessment administrators in each state, and on organizations or properties that are completely exempt from the property tax." Below this text are two dropdown menus: "Select a State" (with options MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA) and "Select a Year" (with options 2010, 2009, 2008, 2007, 2006). A "Submit" button is located below these menus.

A callout box on the right side of the page highlights the "Select a State" and "Select a Year" dropdown menus, showing a list of states (ALABAMA, ALASKA, ARIZONA, ARKANSAS, CALIFORNIA) and a year selection dropdown.

At the bottom of the page, there is a citation: "To reference this webpage/table, please use the following citation: Significant Features of the Property Tax. [http://www.lincolnst.edu/subcenters/significant-features-property-tax/Report\\_State\\_Summaries.aspx](http://www.lincolnst.edu/subcenters/significant-features-property-tax/Report_State_Summaries.aspx). Lincoln Institute of Land Policy and George Washington Institute of Public Policy. (State Summaries; accessed: 8/15/2012 10:59:39 AM)"

The footer contains the copyright information: "© 2012 Lincoln Institute of Land Policy 113 Brattle Street, Cambridge, MA 02138-3400 USA" and links for "Home", "Contact", "Help", and "Privacy".



# State Summary: Results Tables

Link to detail tables for all categories and topics for the selected state and year

**MISSOURI - 2010**

- [Taxable Personal Property](#)
- [Jurisdictions with Property Taxing Authority](#)
- [Real Estate Transfer Charges](#)
- [Tax Limits](#)
- [Assessment Administration](#)
- [Value Standard and Assessment Ratios](#)
- [Tax Base by Property Type](#)
- [Preferential Property Tax Programs](#)
- [Incentives for Specific Property Improvements](#)
- [Incentives for Economic Development](#)
- [Residential Property Tax Relief Programs](#)
- [Exempt Property](#)

[Taxable Personal Property](#)  
[Back to the Top](#)

Is Personal Property Taxed?	Yes
Are Motor Vehicles Taxed?	Yes, but see footnote
Is Inventory Taxed?	No
Are Machinery and Equipment Taxed?	Yes, but see footnote
How Are Mobile Homes Taxed?	Mobile home characteristics determine tax status

**Footnotes**

Manufacturers whose raw material, finished products, tools, machinery and appliances are less than \$1000 in aggregate are not taxed.

Motor vehicles leased for a period of at least one year to the state of Missouri or to any city, county, or political subdivision or to any religious, educational, or charitable organization which has obtained an exemption from the payment of federal income taxes, provided the motor vehicles are used exclusively for religious, educational, or charitable purposes, are exempt from property taxes.

**Sources**

Mo. Rev. Stat. § 137.010 (in effect for 2010); Mo. Rev. Stat. § 137.075 (in effect for 2010)

Mo. Const. art. X, § 6.1

Mo. Rev. Stat. §150.300 ~ §150.310 (in effect for 2010)

Mo. Rev. Stat. § 137.115 (in effect for 2010); Mo. Rev. Stat. § 700.010 (in effect for 2010); Mo. Rev. Stat. § 700.111.1 (in effect for 2010)

Mo. Rev. Stat. § 137.010 (in effect for 2010); Mo. Rev. Stat. § 137.100 (in effect for 2010); Mo. Rev. Stat. § 137.115 (in effect for 2010)

**MISSOURI - 2010**

- [Taxable Personal Property](#)
- [Jurisdictions with Property Taxing Authority](#)
- [Real Estate Transfer Charges](#)
- [Tax Limits](#)
- [Assessment Administration](#)
- [Value Standard and Assessment Ratios](#)
- [Tax Base by Property Type](#)
- [Preferential Property Tax Programs](#)
- [Incentives for Specific Property Improvements](#)
- [Incentives for Economic Development](#)
- [Residential Property Tax Relief Programs](#)
- [Exempt Property](#)

# Topic: Census of Governments

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1. General Revenues by Source by State
2. Percent Distribution of General Revenues, by State
3. General Revenues Per Capita by Source, by State
4. General Revenues as Percent of Personal Income, by Source, by State
5. Property Tax Revenue by State

2002, 2005, 2007, 2008, 2009

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# The Feedback Button



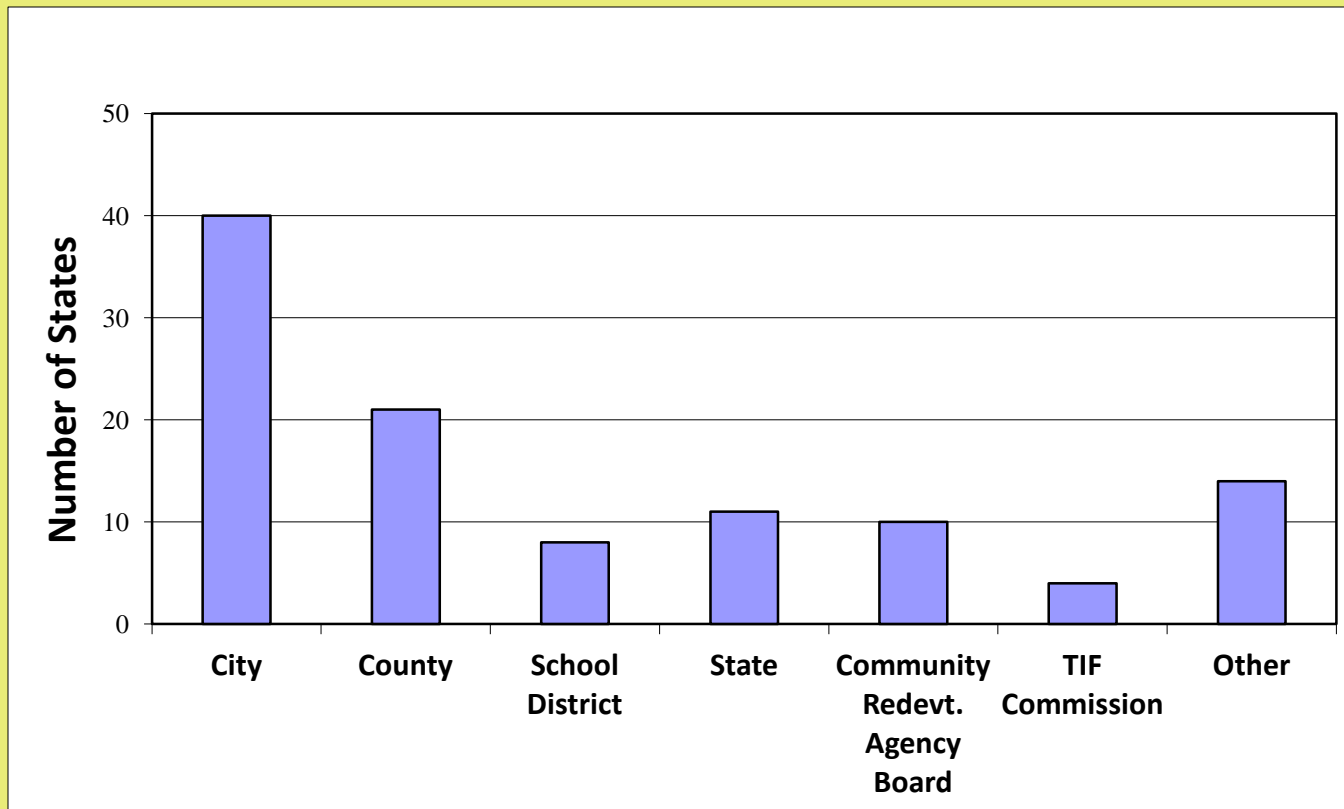
- Located on all the topic query screens
- Generates an email to the Lincoln Institute and to GWIPP
- Ask a question: I can't find a particular program
- Make a comment or suggestion

# Tax Increment Financing

## Features of TIF Programs:

- TIF is limited to designated geographic areas
- Within the TIF district, growth in property taxes or other revenues may be earmarked to support economic development in that area
- Usually tax increments are earmarked to fund infrastructure improvements

# Approval Agencies for Creation of a TIF District, 2009



# Main Menu

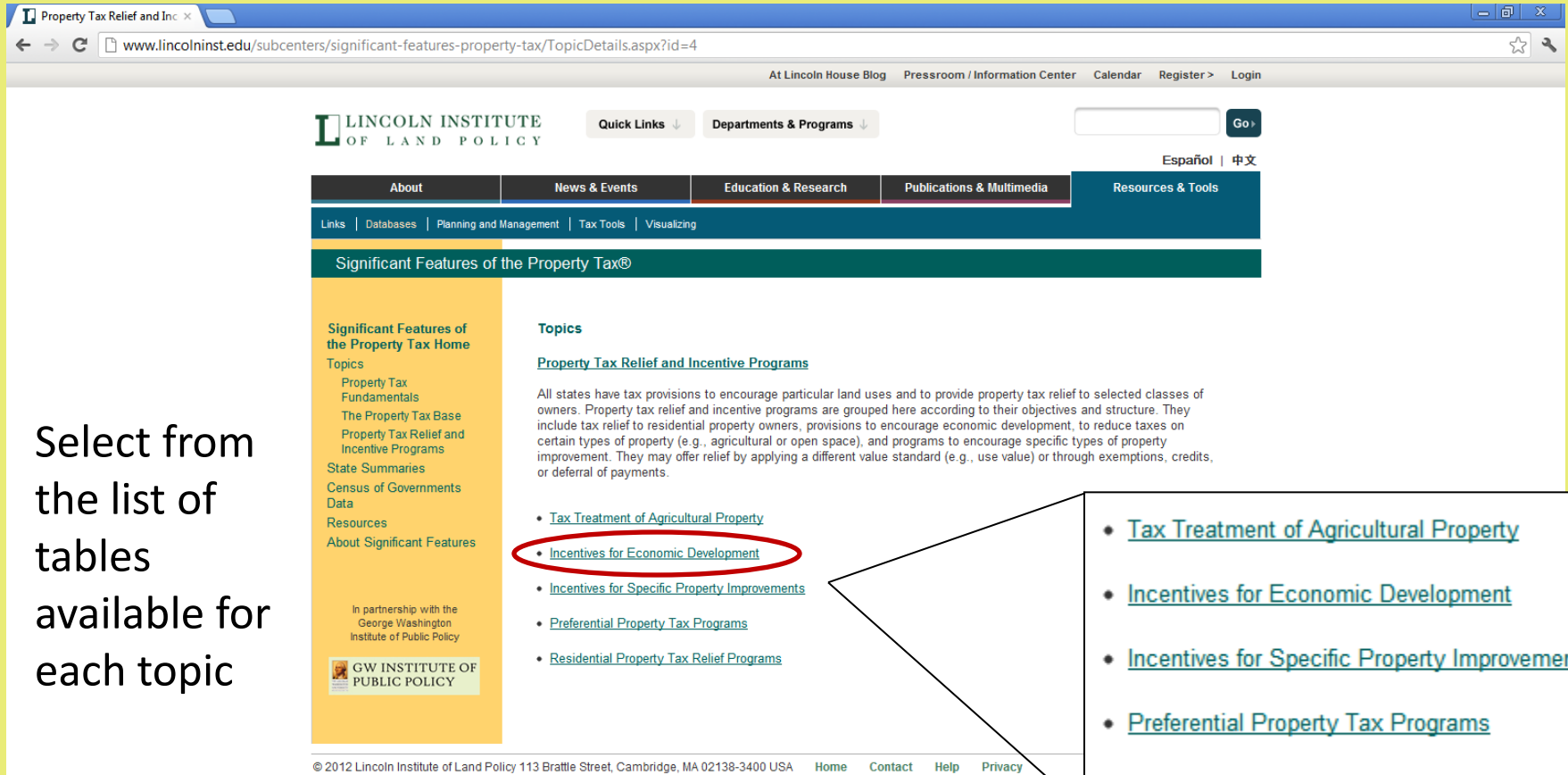
1. Select a topic to view a list of available data  
2. Link to user guide with detailed instructions

- Significant Features of the Property Tax Home Topics
  - Property Tax Fundamentals
  - The Property Tax Base
  - Property Tax Relief and Incentive Programs
  - State Summaries
  - Census of Governments Data
  - Resources
  - About Significant Features

The screenshot shows the website's main menu with the following structure:

- Navigation: At Lincoln House Blog | Pressroom / Information Center | Calendar | Register > | Login
- Search: Search bar with "Go" button
- Language: Español | 中文
- Main Menu:
  - About
  - News & Events
  - Education & Research
  - Publications & Multimedia
  - Resources & Tools
- Sub-menu (under Resources & Tools):
  - Links
  - Databases
  - Planning and Management
  - Tax Tools
  - Visualizing
- Current Page: Significant Features of the Property Tax®
  - Significant Features of the Property Tax Home Topics
    - Property Tax Fundamentals
    - The Property Tax Base
    - 1 Property Tax Relief and Incentive Programs
    - State Summaries
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    - About Significant Features
- Content Area:
  - Image: A collage of images including books, a red fire truck, and a building with a golden dome.
  - Text: "This online database presents data on the property tax in all 50 states and the District of Columbia. Because accurate data provide the critical foundation for sound governmental decision-making, the Lincoln Institute of Land Policy and the George Washington Institute of Public Policy joined in a partnership to provide information and support public policy concerning the property tax, probably the most controversial tax in the United States. The term "Significant Features" pays tribute to the work of the Advisory Commission on Intergovernmental Relations, which from 1969 to 1996 provided a wealth of research on the functioning of the federal system, particularly through its flagship publication, Significant Features of Fiscal Federalism. For more information and a user guide to the site, click here." (Note: "click here" is circled with a 2)
  - Survey: "Please help us evaluate our site by taking our short survey."
  - What's New in Property Tax:
    - Section: "New in Significant Features: Data Updates, Additional Resources, and More"
    - Text: "The Lincoln Institute and George Washington Institute of Public Policy have released their third update, adding 2010 property tax data to the Significant Features website. The online database now contains complete data for 2006, 2007, 2008, 2009, 2010 on property tax systems in 50 states and the District of Columbia. Data for 2011 is being added to the database as it is collected. The website also features a resources page, with links to articles, studies, and research reports relevant to the property tax data presented in Significant Features."
  - Ask Our Property Tax Expert:
    - Image: Adam H. Langley
    - Text: "Adam H. Langley" and "What are 'constructed cities' and how do they help in comparing cities' finances?"
- Footer: In partnership with the George Washington Institute of Public Policy and GW INSTITUTE OF PUBLIC POLICY logo.

# Table Selection Menu



Property Tax Relief and Inc x  
www.lincolninst.edu/subcenters/significant-features-property-tax/TopicDetails.aspx?id=4

At Lincoln House Blog Pressroom / Information Center Calendar Register > Login

LINCOLN INSTITUTE OF LAND POLICY Quick Links Departments & Programs Go

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Significant Features of the Property Tax®

**Significant Features of the Property Tax Home**  
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**Topics**  
Property Tax Relief and Incentive Programs  
All states have tax provisions to encourage particular land uses and to provide property tax relief to selected classes of owners. Property tax relief and incentive programs are grouped here according to their objectives and structure. They include tax relief to residential property owners, provisions to encourage economic development, to reduce taxes on certain types of property (e.g., agricultural or open space), and programs to encourage specific types of property improvement. They may offer relief by applying a different value standard (e.g., use value) or through exemptions, credits, or deferral of payments.

- [Tax Treatment of Agricultural Property](#)
- [Incentives for Economic Development](#)
- [Incentives for Specific Property Improvements](#)
- [Preferential Property Tax Programs](#)
- [Residential Property Tax Relief Programs](#)

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Select from the list of tables available for each topic

- [Tax Treatment of Agricultural Property](#)
- [Incentives for Economic Development](#)
- [Incentives for Specific Property Improvements](#)
- [Preferential Property Tax Programs](#)
- [Residential Property Tax Relief Programs](#)

## Significant Features of the Property Tax Home

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## Topics

### Incentives for Economic Development

#### [Hide table description](#)

Economic development incentive programs encourage private investment through tax relief or other incentives to bring economic gain to an area. A common vehicle for providing the incentive is the establishment of particular geographic areas (e.g., Enterprise Zones or Tax Increment Financing districts) where taxpayers in the area are given favorable tax treatment or the local government commits anticipated increased tax revenues to improvements in the geographic area. Many states also have programs that target particular industries and investments that meet specific public goals such as job creation and property renovation.

#### [More Resources](#)

1. Choose table

2. Choose states/region

Select one or more regions

- New England
- Pacific
- South Atlantic
- West North Central
- West South Central

Select one or more states

- ALABAMA
- ALASKA
- ARIZONA
- ARKANSAS
- CALIFORNIA

Add

Remove

Selected States

- IOWA
- KANSAS
- MINNESOTA
- MISSOURI
- NEBRASKA

Select one or more years

- All
- 2010
- 2009
- 2008
- 2007

3. Choose year

4. Choose geographic requirements

Geographic Requirements:

- Programs limited to designated geographic areas meeting specific criteria
- All
- Programs limited to designated geographic areas meeting specific criteria
- Programs available without regard to any designated geographic area

 Submit Feedback

Create Table

5. Create table



# Summary Results Table

1. Link to program details
2. Link to statute and additional sources of program data

www.lincolninst.edu/subcenters/significant-features-property-tax/Report\_Incentives\_for\_Economic\_Development.aspx

Print This Page Download Table in Excel Format

State	Year	Program Name	Geographic Requirements	Footnotes	Sources	Record Identifier
MO	2010	<a href="#">Enterprise Zone Property Tax Exemption</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	1	MO001_ED10
MO	2010	<a href="#">Chapter 353 Property Tax Abatement (Urban Redevelopment Corporation Law)</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	2	MO002_ED10
MO	2010	<a href="#">Enhanced Enterprise Zone Property Tax Exemption</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	3	MO003_ED10
MO	2010	<a href="#">Tax Increment Financing for Redevelopment Areas</a>	Programs limited to designated geographic areas meeting specific criteria		4	MO004_ED10
MO	2009	<a href="#">Enterprise Zone Property Tax Exemption</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	5	MO001_ED09
MO	2009	<a href="#">Chapter 353 Property Tax Abatement (Urban Redevelopment Corporation Law)</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	6	MO002_ED09
MO	2009	<a href="#">Enhanced Enterprise Zone Property Tax Exemption</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	7	MO003_ED09
MO	2009	<a href="#">Tax Increment Financing for Redevelopment Areas</a>	Programs limited to designated geographic areas meeting specific criteria		8	MO004_ED09
MO	2010	<a href="#">Tax Increment Financing for Redevelopment Areas</a> ①	Programs limited to designated geographic areas meeting specific criteria		4 ②	MO004_ED10
MO	2008	<a href="#">Enhanced Enterprise Zone Property Tax Exemption</a>	Programs limited to designated geographic areas meeting specific criteria	<a href="#">Click here</a>	11	MO003_ED08

# Program Detail

1. The description of incentive includes program details such as program structure and eligible revenues

Detail Incentives for Econo x

www.lincolnst.edu/subcenters/significant-features-property-tax/Report\_Incentives\_for\_Economic\_Development\_Detail.aspx?ReportId=1812

### Significant Features of the Property Tax®

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### Topics

#### Tax Increment Financing for Redevelopment Areas

Print This Page Download Table in Excel Format

Show table description << Back

State:	MISSOURI
Program Name:	Tax Increment Financing for Redevelopment Areas
Year:	2010
Geographic Requirements:	Programs limited to designated geographic areas meeting specific criteria

### Incentives

Incentive: ① Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in the area selected for the redevelopment project and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the area selected for the redevelopment project shall be allocated to and, when collected, shall be paid to the municipal treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the municipality for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. In addition to the payments in lieu of taxes described, 50% of the total additional revenue from taxes, penalties and interest which are imposed by the municipality or other taxing districts, and which are generated by economic activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect (statutes exclude some taxes from consideration as increased economic activity, including personal property taxes). Beginning 1 January 1998, in addition to the payments in lieu of taxes and economic activity taxes, up to 50% of the new state revenues (defined as the incremental increase in the general revenue portion of state sales tax revenues and state income tax withheld on behalf of new employees by the employer at the business located within the redevelopment project) over and above the amount of such taxes reported prior to the approval of the redevelopment project may be available for appropriation by the general assembly to the department of economic development supplemental tax increment financing fund for distribution to the treasurer or other designated financial officer of the municipality with approved plans or projects.

Eligibility Criteria: No Criteria

# Program Detail (continued)

2.Statutory  
Reference  
3.Additional  
Source(s)

Detail Incentives for Economic Development

www.lincolninst.edu/subcenters/significant-features-property-tax/Report\_Incentives\_for\_Economic\_Development\_Detail.aspx?ReportId=1812

activities within the area of the redevelopment project over the amount of such taxes generated by economic activities within the area of the redevelopment project in the calendar year prior to the adoption of the redevelopment project by ordinance, while tax increment financing remains in effect (statutes exclude some taxes from consideration as increased economic activity, including personal property taxes). Beginning 1 January 1998, in addition to the payments in lieu of taxes and economic activity taxes, up to 50% of the new state revenues (defined as the incremental increase in the general revenue portion of state sales tax revenues and state income tax withheld on behalf of new employees by the employer at the business located within the redevelopment project) over and above the amount of such taxes reported prior to the approval of the redevelopment project may be available for appropriation by the general assembly to the department of economic development supplemental tax increment financing fund for distribution to the treasurer or other designated financial officer of the municipality with approved plans or projects.

Eligibility Criteria: No Criteria

**Geographic Area Criteria**

Condition of the Built Environment  
Neighborhood Social and Health Conditions  
Other Conditions

**Footnotes**

**Sources**

2 Mo. Rev. Stat. § 99.800 ~ § 99.865 (in effect for 2010)  
3 Local TIF, Business and Community Services  
[http://www.missouridevelopment.org/topnavpages/Research%20Toolbox/BCS%20Programs/Local%20TIF.html Accessed 06/09/2010] [View Archived Source](#)

To reference this webpage/table, please use the following citation:  
*Significant Features of the Property Tax.* [http://www.lincolninst.edu/subcenters/significant-features-property-tax/Report\\_Incentives\\_for\\_Economic\\_Development\\_Detail.aspx?ReportId=1812](http://www.lincolninst.edu/subcenters/significant-features-property-tax/Report_Incentives_for_Economic_Development_Detail.aspx?ReportId=1812). Lincoln Institute of Land Policy and

**Sources**

Mo. Rev. Stat. § 99.800 ~ § 99.865 (in effect for 2010)  
Local TIF, Business and Community Services  
[http://www.missouridevelopment.org/topnavpages/Research%20Toolbox/BCS%20Programs/Local%20TIF.html Accessed 06/09/2010] [View Archived Source](#)

# TIF Programs in Missouri, 2010

<b>State</b>	<b>Program Name</b>
MO	Tax Increment Financing for Redevelopment Areas

# TIF Programs in Kansas, 2010

State	Program Name
KS	Downtown Redevelopment Areas
KS	Tax Increment Financing Districts for Environmentally Contaminated Areas
KS	Tax Increment Financing Districts for Redevelopment Districts
KS	Tax Increment Financing Districts for Bioscience Development Areas

# Property Tax Circuit Breakers

Fair and Cost-Effective Relief for Taxpayers



JOHN H. BOWMAN, DAPHNE A. KENYON,  
ADAM LANGLEY, AND BETHANY P. PAQUIN

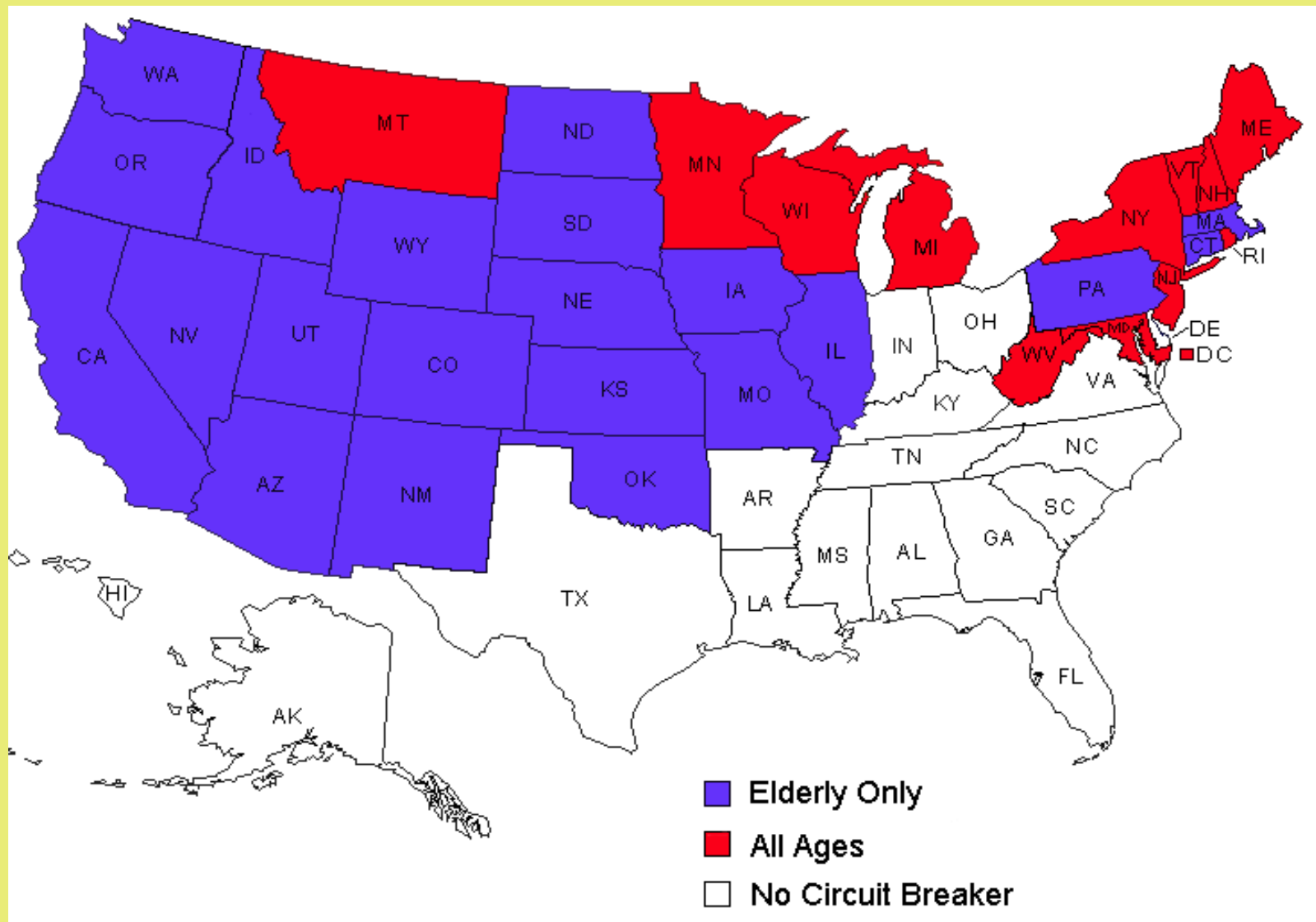
- **Circuit breakers** provide property tax relief based on:
  - Property tax bill
  - Household income
- Holding property tax constant:
  - As income increases, tax relief decreases
- Holding income constant:
  - As property tax bill increases, tax relief increases

# Property Tax Circuit Breakers

- Prevent households from being **overburdened** by property taxes
- Classic example – Maine:
  - State provides rebate check to offset half of property tax bill above 4% of income

Income	\$40,000
Property Tax Bill	\$2,400 (6% of Income)
<b>Rebate Check</b>	<b>\$400</b> ½ (\$2,400 - \$1,600)

# States with Circuit Breakers (2008)





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## Topics

### Residential Property Tax Relief Programs

[Hide table description](#)

Tax reductions for residential property are a common means for states to ease the tax burden on homeowners and renters. Many states have multiple programs, with different levels of benefit available depending on the age, veteran status, and other characteristics of the taxpayer. The most common form of relief is a deduction from assessed value before the property tax rate is applied. Some states also provide tax reductions that are tied to income. The user may narrow the query by selecting applicant eligibility criteria, type of benefit, and whether there is an income ceiling.

[More Resources](#)

Select one or more regions

- All
- East North Central
- East South Central
- Middle Atlantic
- Mountain

Select one or more states

- ALABAMA
- ALASKA
- ARIZONA
- ARKANSAS
- CALIFORNIA

Add

Remove

Selected States

Select one or more years

- All
- 2010
- 2009
- 2008
- 2007

Select Eligibility Criteria from the list below.

To select more than one criterion hold down the CTRL key for Windows or the Command key for Mac.

Eligibility Criteria

- All
- No Criteria
- Age
- Disability
- Homeowner
- Income Ceiling

Type of Benefit:

- All
- Assessment Freeze
- Circuit Breaker
- Credit

Create Table

[Submit Feedback](#)

1. Choose table

2. Choose states

3. Choose year









4. Choose criteria

5. Choose benefit type

6. Create table

# Legal citation and state sources

Footnotes for details

State 	Year 	Program Name 	Type of Benefit 	Eligibility Criteria 	Description of Eligibility Criteria	Variations in Receipt of Benefit 	Benefit 	Footnotes 	Sources	Record Identifier
AZ	2010	Senior Citizen Property Tax Refund Credit	Circuit Breaker	<ul style="list-style-type: none"> <li>Age</li> <li>Homeowner</li> <li>Income Ceiling</li> <li>Principal Residence</li> <li>Renter</li> <li>Other Criteria</li> </ul>	To be eligible the resident must have attained the age of 65 prior to or during the taxable year or must be a recipient of public monies under the social security act. The individual must have paid either property taxes or rent during the taxable year. The income ceilings are \$3,751 for individuals and \$5,501 for married couples or, those that live with others regardless of marital status.	Benefit Varies with Income	The benefit is a refundable credit to income tax bill for property taxes accrued or rent, or both, paid in that taxable year. The benefit is determined by 21 income brackets with maximum relief ranging from \$502 if income is under \$1,751 (living alone) or \$2,501 (living with spouse/dependents), to \$56 if income is \$3,651-\$3,750 (living alone) or \$5,351-\$5,500 (living with spouse or dependents). The maximum benefit cannot exceed the property tax bill or the designated rent. The landlord designates the percentage of rent attributable to property taxes.	<a href="#">Click here</a>	<u>1</u>	AZ103_RR10
CA	2010	Homeowner and Renter Assistance (HRA)	Circuit Breaker	<ul style="list-style-type: none"> <li>Age</li> <li>Disability</li> <li>Homeowner</li> <li>Income Ceiling</li> <li>Renter</li> </ul>	Applicants must be at least 62 years of age, blind or, disabled. In addition, if the applicant owned a home they must have a gross household income below \$42,770. If the applicant rented then	Benefit Varies with Income	For qualified homeowners and renters, the benefit is a once-a-year payment on part of the property taxes paid or the property taxes paid indirectly through rent. For fiscal year 2010-2011, the state budget does not include funding for this program.	<a href="#">Click here</a>	<u>2</u>	CA101_RR10

# Property Tax Circuit Breakers

- Changes since 2008
  - NC established new circuit breaker in 2009
    - Combines circuit breaker with deferral program

# Resources Page

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## Significant Features of the Property Tax®

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## Resources

### Property Tax Fundamentals

#### [What Policy Makers Should Know About Property Taxes \(Land Lines, January 2009\)](#)

Although property taxes continue to be a fundamental and important revenue source for local government, they also remain exceptionally controversial. This article discusses issues for which improved education and understanding is especially necessary.

#### [Property Tax Rates](#)

##### [2011 Fifty-State Property Tax Comparison Study \(Minnesota Taxpayers Association\)](#)

This paper compares effective property tax rates for four classes of property located in the largest city of each state and D.C., the 50 largest cities in the United States, and a rural area of each state.

##### [2010 Fifty-State Property Tax Comparison Study \(Minnesota Taxpayers Association\)](#)

This paper compares effective property tax rates for four classes of property located in the largest city of each state and D.C., the 50 largest cities in the United States, and a rural area of each state.

##### [Estimating the Responsiveness of Residential Capital Investment to Property Tax Differentials \(Lincoln Working Paper\)](#)

This paper analyzes the impact of property taxes on housing investment.

##### [2009 Fifty-State Property Tax Comparison Study \(Minnesota Taxpayers Association\)](#)

This survey compares property tax burdens in different regions and for different types of property in all the states and the District of Columbia.

##### [A Reconnaissance of Currently Available Measures of Effective Property Tax Rates \(Lincoln Working Paper\)](#)

Findings of a 50 state survey investigating available information on effective tax rates, and how those rates are calculated and reported.

#### Tax Limits

##### [Property Tax Assessment Limits: Lessons from Thirty Years of Experience \(Lincoln Policy Focus Report\)](#)

# What Policy Makers Should Know about Property Taxes

- Although property taxes continue to be a fundamental and important revenue source for local government, they also remain exceptionally controversial.
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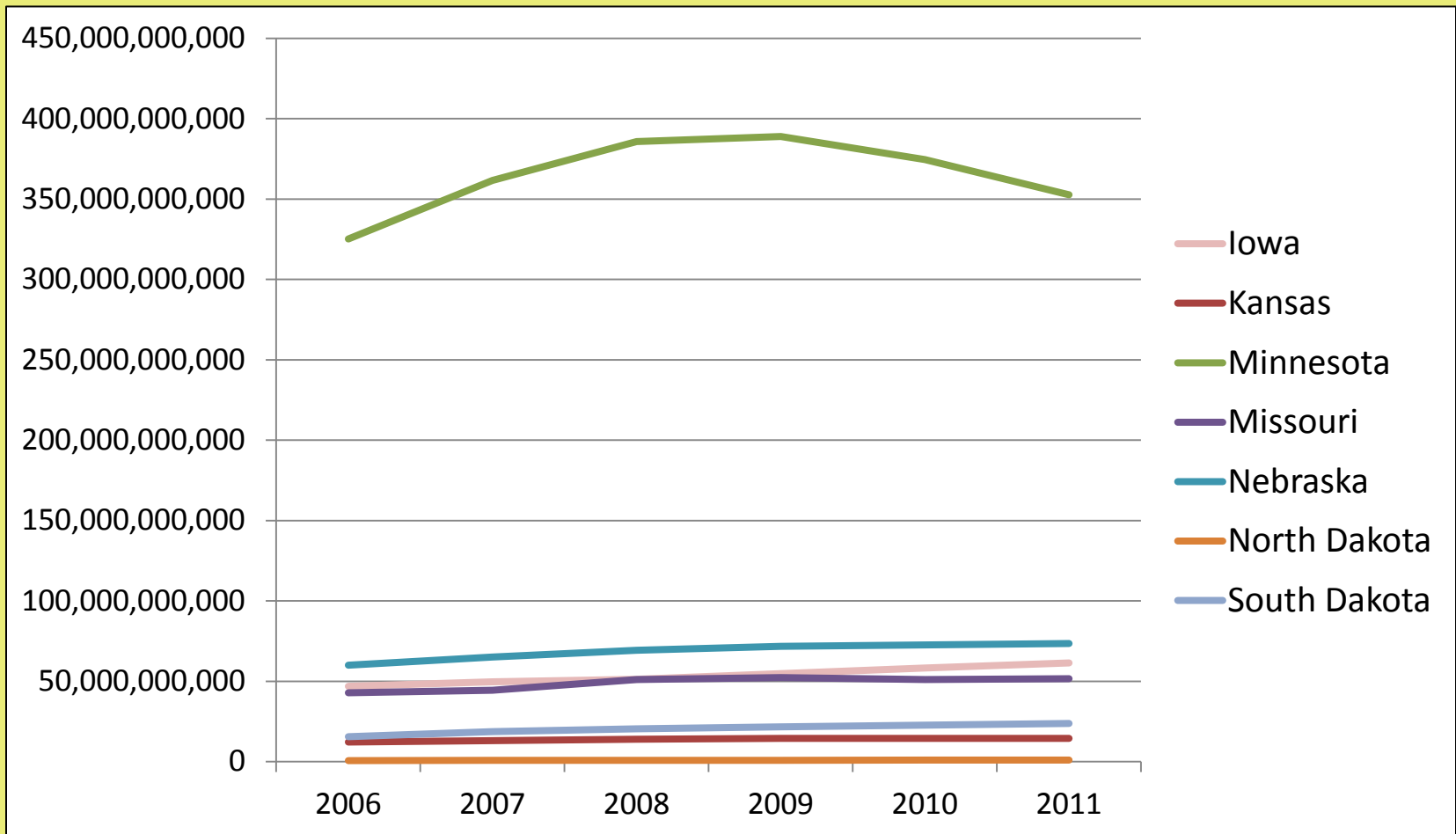
# Minnesota Taxpayers Association Study

- “50-State Property Tax Comparison Study”
- This paper compares effective property tax rates for four classes of property located in the largest city of each state and D.C., the 50 largest cities in the United States, and a rural area of each state.

# Bell and Kirschner Study

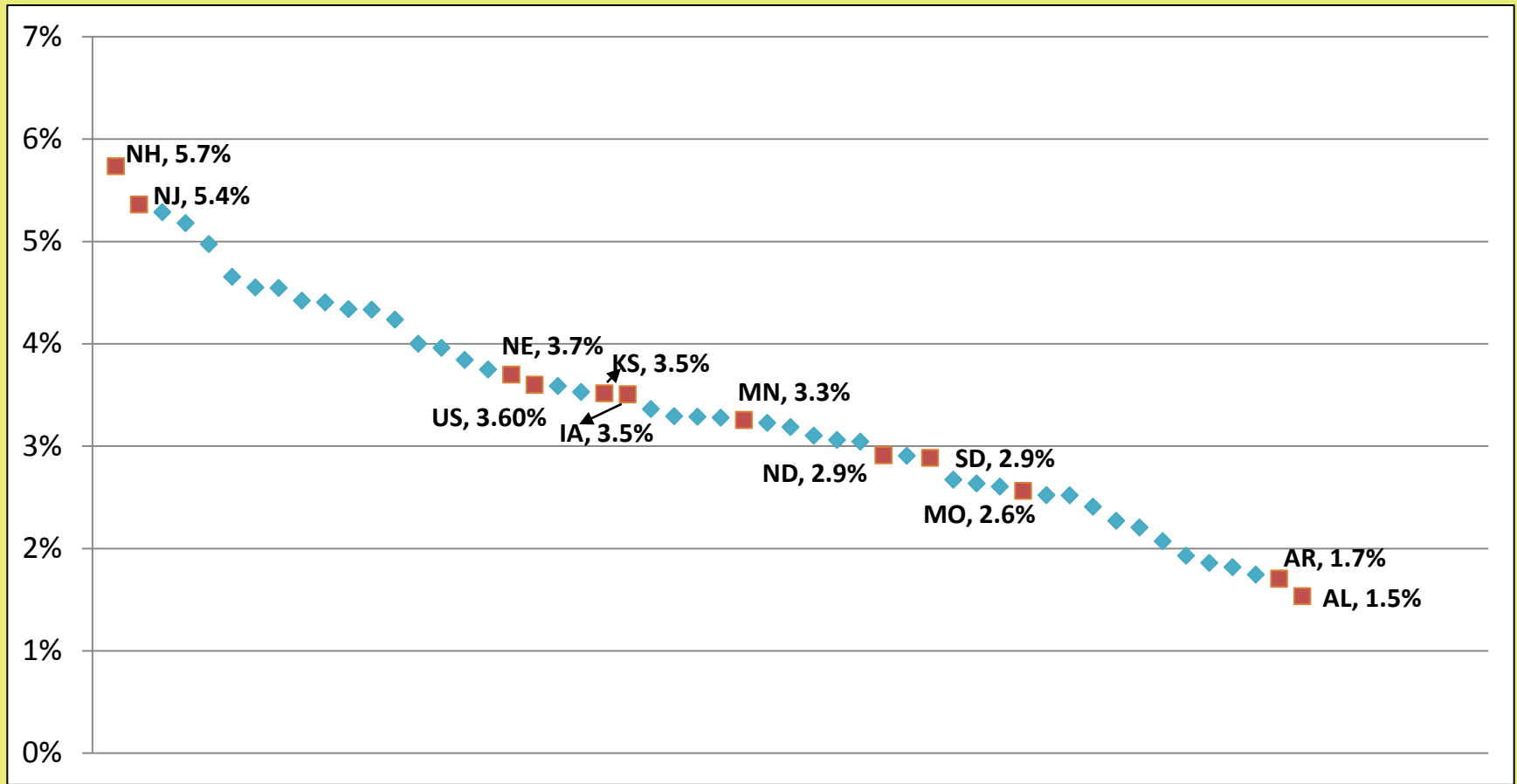
- “A Reconnaissance of Currently Available Measures of Effective Property Tax Rates”
- Findings of a 50 state survey investigating available information on effective tax rates, and how those rates are calculated and reported.

# Trends in Residential Assessed Value, West North Central U.S., 2006-2011

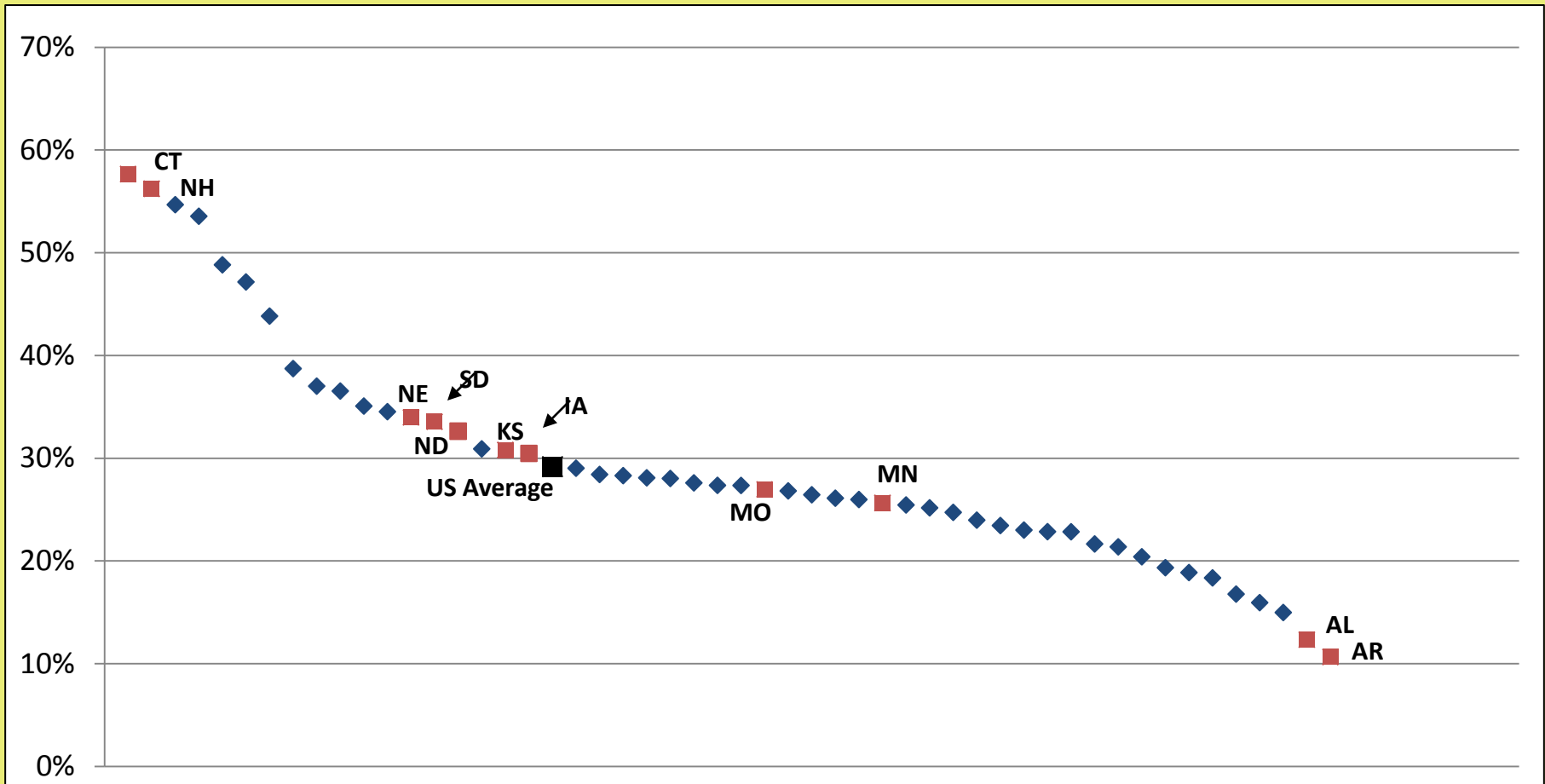




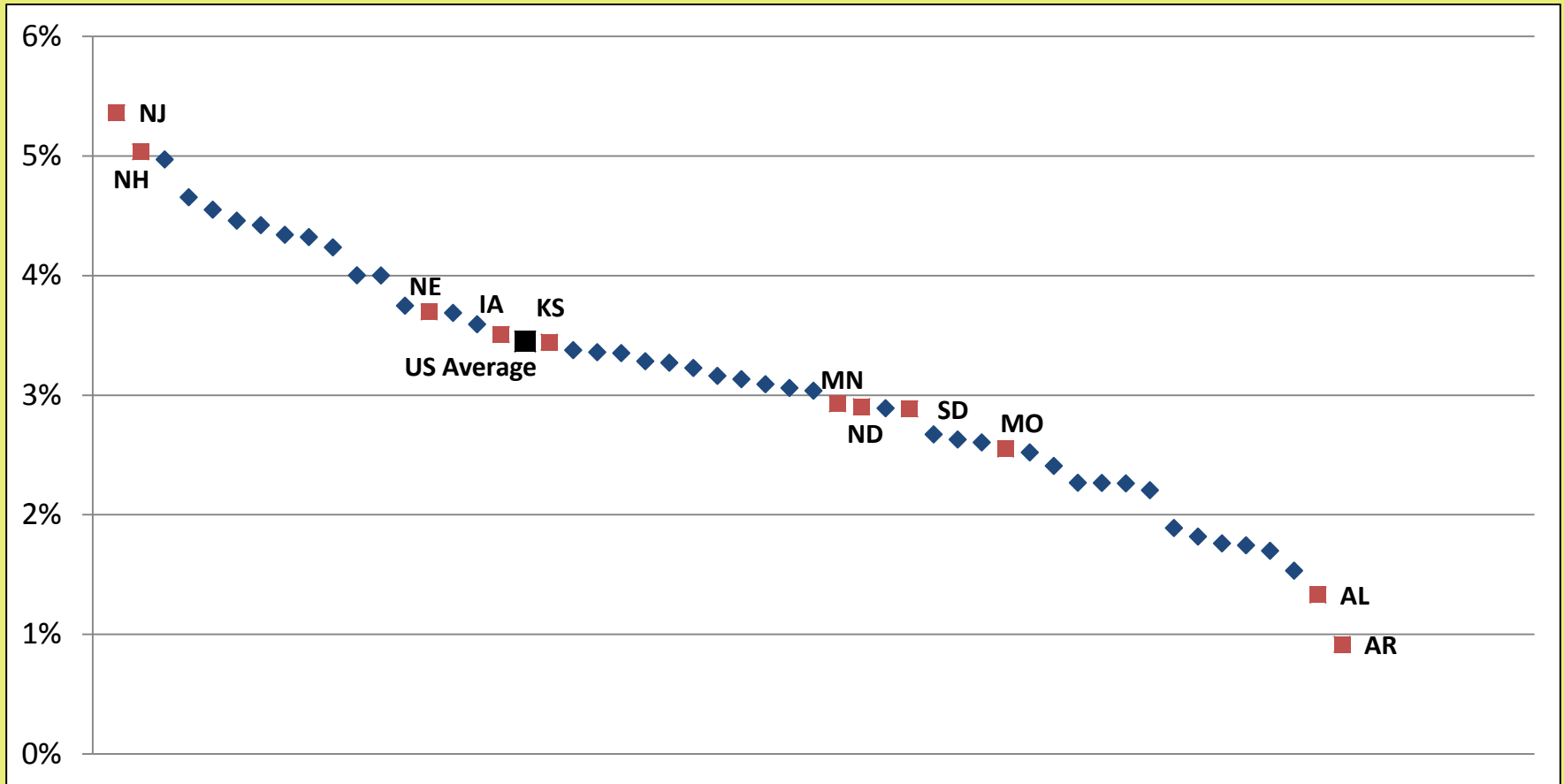
# State and Local Property Tax as Percent of Personal Income, 2009



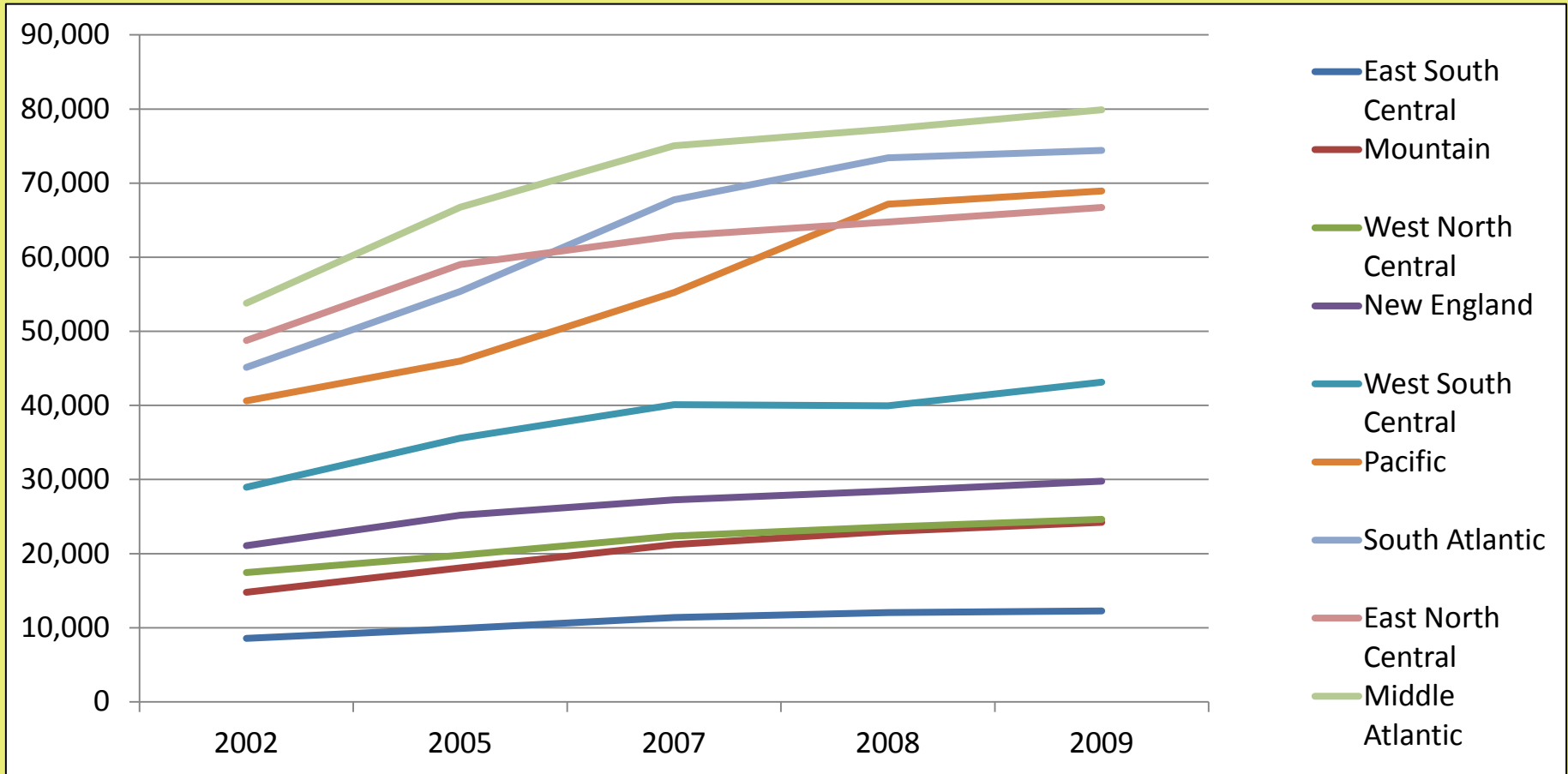
# Local Property Tax as Share of General Revenue, 2009



# Local Property Tax as Percent of Personal Income, 2009



# Property Tax Collections by Region, 2002-2009 (in millions \$)



# Frequently Asked Questions

# How can I compare property tax relief and incentive programs across states?

Users can use two methods to compare programs across states:

1. *Significant Features of the Property Tax* allows users to filter data by key program elements:
  - Geographic Requirements (Economic Development)
  - Eligibility Criteria (Residential)
  - Type of Benefit (Residential)

(For example, the user can create a table of residential property tax relief and incentive programs filtered to display all programs by state that include disability and age as eligibility criteria.)

# How can I compare property tax relief and incentive programs across states?

2. Users can draw on data from the detailed program descriptions and/or state statute to compare programs across states. This method was used to generate the state comparison tables in the appendix of the Lincoln Institute Policy Focus Report, *Rethinking Property Tax Incentives for Business*

# Is it possible to obtain data for property tax relief and incentive programs for years prior to 2006?

Users can use two methods to obtain data prior to 2006:

1. Using the statutory references included for all programs, users can easily locate state statutes which frequently include the legislative history of the program.
2. Wayback Machine at [web.archive.org](http://web.archive.org) provides an online archive of web pages. Users simply enter the URL for the page with current program information in order to search for an archived image of the web page from the past.



# **A program appears to be missing from the Incentives for Economic Development Table. Why are some programs left out?**

Property tax incentive programs may not easily fall into a single category, therefore some programs that have economic development as an objective may be categorized under another topic. For example, incentives for development of brownfields and historic rehabilitation are included in the table, Incentives for Specific Property Improvements.