



Assessment Deferral for Ages 65+

Important: Participation in this program is voluntary. If you participate, a tax lien will be placed on your property. This lien must be satisfied before you can sell your property. In the event of your death, your heirs must satisfy the lien before they can acquire clear title. You may want to consult with an attorney, an estate planner or a family members before enrolling. Read the instructions on the back before completing the application.

Print or Type	Your Name	Social Security Number	Date of Birth
	Spouse's Name	Social Security Number	Date of Birth
	Mailing Address		
	City	State	Zip

Income/Property	Last year's total household income	Parcel ID Number 84.	Year Property Purchased
	Estimated Market Value	Is the property currently homesteaded? <input type="checkbox"/> Yes <input type="checkbox"/> No	Year homestead established
	Legal Description of property		

Income/Property	<i>The information on this application is correct to the best of my knowledge</i>		
	Applicants Signature	Daytime phone number	
	Spouses Signature	Daytime phone number	

You must attach the following to this application:

1. A copy of this year's property tax settlement. (This is the year for which you are seeking deferral)
2. A property report. The report must detail any mortgages, liens, or judgments on the property. If there are none, you must still provide a report confirming this fact. In addition you must include:
 - For "Torrens" property, a copy of the original certificate of title (sometimes referred to as "condition of register"). The certificate must be dated within 30 days of your application.
 - For abstract property, a report prepared by a licensed abstractor showing the last deed recorded and any unsatisfied liens or judgments (sometimes referred to as an "owners and encumbrances report"). The report must be dated within 30 days of your application.

If you don't know what kind of property you have contact the Stearns County Recorder's Office.

Applying for assessment deferral

About this program

This program allows people 65 or older to defer a portion of their assessments.

Participation in this program is voluntary. You may begin applying in 1998 to defer assessments payable in 1999 and beyond.

There are some important facts you should know before you apply.

- *This is a loan from the City to you.*
- *Interest will be charged on the loan.* The interest rate will not exceed 6 percent.
- *A lien will attach to the property.*
- The City will send you a notice each year showing the current years deferred assessments, the total cumulative deferred assessments and accrued interest. This information becomes public data.
- The amount of assessments that can be deferred is directly dependant on your household income, which cannot exceed \$96,000.

Who qualifies

To qualify, you must meet *all* of the following requirements.

1. You must be 65 or older and own and occupy the property as a homestead. If you're married, your spouse must also be at least 65 when the first deferral is granted.
2. Your total household income cannot exceed \$96,000 starting the calendar year prior to the year you apply.
3. At least one of the homeowners must have owned and occupied the property as their homestead for at least 15 years prior to the year of application.
4. There can be no delinquent property taxes, penalties, interest or delinquent special assessments on the property.
5. There can be no state or federal tax liens or judgment liens on the property.

6. The total unpaid balance of debts secured by mortgages and other liens against the property cannot exceed 30 percent of the property's estimated market value.

When to apply

Applications are due September 1 to defer assessments starting the following year. You may apply in the year in which you turn 65, but assessments will not be deferred until the following year. Once enrolled in the program, you don't need to reapply.

If your income changes or you want to stop deferral

If your income exceeds \$96,000 in a calendar year, you must notify us in writing by September 1 of the following year. You won't be able to defer additional assessments until your income drops to \$96,000 or less, at which time you'll need to send a written request to resume deferral. If you want to voluntarily stop deferral, you must also send us a written notice. Send notices to:

City of St. Joseph
75 Callaway St E
St. Joseph, MN 56374

Paying back the assessments

Your participation in the program will end when any one of the following occurs:

- The property is sold or transferred.
- The qualifying homeowner dies.
- You notify the City in writing to stop deferral.
- The property no longer qualifies as a homestead.

When any of these happen, you must pay back the deferred assessments plus interest. If the property is sold or the homeowner dies, payment is due within 90 days. If you voluntarily stop deferral or the property no longer qualifies as a homestead, you'll have one year to pay back the amount.

If you pay on time, you won't be charged additional interest. The City will record a notice of termination and send a copy to you. You must pay any recording or filing fees.

If you don't pay on time, penalty interest, lien, forfeiture and other rules for collecting assessments will apply.

How we use information

Some of the information on this application is private data. We use the information to determine your eligibility. To verify information, we may share it with the city assessor, city attorney, and federal, state, or local taxing authorities. You're not required to provide the information we ask; however, if you don't, you won't be considered for the program.

Penalties

You'll be charged a penalty equal to 20 percent of the deferred assessment if the information on your application, property certificate or abstract report is false; or if you don't notify us that your income exceeds program limits. If you intentionally give us false information on any of the above, the penalty increases to 50 percent of the deferred assessment.

Questions?

If you need help completing this application, call 320-363-7201.