

Elderly/Totally Disabled Homeowner's Tax Relief

The Elderly/Totally Disabled Homeowner's are asked to apply to the Town of Granby between February 15 and May 15. Applications filed in the year 2026 are based on 2025 benefit year income (the 2025 income tax returns).

Criteria (State and Local):

***Over 65** years of age as of December 31st of 2025 (the year prior to application), **or Social Security designation of Totally Disabled** (the Totally Disabled paperwork must be filed **prior to October 1, 2025**).

*You must own/have Life Use of the property, live at the property as your permanent residence, do not receive this benefit from another town, and be liable for payment of the property taxes as of October 1, 2025.

*There are maximum income limits (which vary year to year). Please contact the Assessor's Office after February 15, 2026 for the current maximum income limits.

Information required: 2025 Federal Income Tax Return (signed), **plus** the 1099 form from Social Security for 2025

If a Federal Income Tax Return was not filed, the following documents are required:

- Wages, bonuses, commissions, gratuities and fees, self-employment net income (do not include depreciation expenses)
- **Net** Social Security (Box 5 from SSA-1099), Federal Supplemental Security Income, payment for jury duty (excluding travel allowance)
- Dividends and interest
- IRA – include only “taxable amount”, not “total distribution”
- Black Lung Payments
- Green Thumb Payments
- Interest or proceeds resulting from gifts received
- Lottery winnings
- Net income from sale or rental of real or personal property (do not include depreciation; receipts for expenses required when no tax return has been filed)
- Pensions and annuities – include only “taxable” amount
- Veteran's pension and Veteran's disability payments
- Railroad retirement
- Severance pay; UNEMPLOYMENT compensation
- Worker's compensation
- Alimony
- DSS cash assistance (SAGA)
- Legal Settlements – Net Proceeds
- Dependency and Indemnity Compensation from Department of Veteran's Affairs
- Cancellation of Debt
- If a property is owned in a trust, any distributions received from the trust (verified with a copy of the trust federal tax return)
- Capital gains total from the previous year only (a capital loss carryover from a previous year should be excluded from qualifying income calculations)

Please call the Granby Assessor's Office at (860)844-5311 with any questions.