

# Article 37

## Plymouth Fall Town meeting 2016

Keven Joyce, Prec 15 TMM

# Fall 2015 - Article #37

- Why Approve a **Senior Resident Property Tax Rate Cap?**
  - Seniors of Plymouth are being taxed out of their homes
  - Property tax rate has increased ~ 70% percent in the last decade
  - Seniors getting to the point that they can no longer afford to live in “America’s Home Town.”

# Requirements to Qualify for the Cap -

- Plymouth homeowner - at least 70 yrs old as of July 1 for applying
- Must reside in the same home continuously for at least 20 years
- All real estate taxes must be paid and current
- Must reside in the home full time; no renters, no snowbirds, no seasonal residents
- Must be a registered voter in Plymouth
- Must apply for exemption yearly
- Must be retired or not working full time

# Social Security Increases vs. Plymouth Tax Rate

## Calendar Year

January 2006 -- 4.1%  
January 2007 -- 3.3%  
January 2008 -- 2.3%  
January 2009 -- 5.8%  
January 2010 -- 0.0%  
January 2011 -- 0.0%  
January 2012 -- 3.6%  
January 2013 -- 1.7%  
January 2014 -- 1.5%  
January 2015 -- 1.7%  
January 2016 -- 0.0%

## Fiscal Year

\$ 9.88  
\$ 9.71  
\$10.33  
\$11.07  
\$12.42  
\$13.04  
\$13.84  
\$14.43  
\$15.13  
\$15.54  
\$16.27

---

Total Increase = 24%

vs.

67.5%

# Plymouth Demographics

- Number of households in Plymouth = ~18,000
- Number of seniors age 65-85+ yrs old = ~7,890 or 14% (as of 2010)
- Number of seniors owning their own home = unknown by assessors
- Seniors who have owned the same home for 20+ years = unknown
- Number of seniors eligible for Plymouth Senior Tax Cap (SPTC) = ?

# “Average” Homeowner Cost Scenario @ \$300,000

<u>Fiscal Year</u>	<u>Tax Rate</u>	<u>Taxes Due</u>
2007	\$9.71	\$2,913
2013	\$14.43	\$4,329
2014	\$15.13	\$4,539
2015	\$15.54	\$4,662
2016	\$16.27	\$4,881
	<hr/>	
	\$ Increase in 8 yrs	\$1,968
2017	\$17.XX? -	\$5,100 minimum

# Impact on Tax Revenue Collected

- \$300,000 home at current rate of \$16.27/k = \$4,881
- \$300,000 home in FY07 at \$9.71/k = \$2,913
- Dollar Increase from FY07 – FY16 = \$1,968
- Average annual property tax increase = \$200-\$350/year
  
- Example scenarios -
  - 100 senior homeowners eligible @ \$300 savings = \$30,000/year
  - 200 senior homeowners eligible @ \$300 savings = \$60,000/year