



# PRINCE GEORGE'S COUNTY GOVERNMENT

Office of Finance  
Treasury Division  
(301) 952-4030



## NEW: Elderly Property Tax Credit, Frequently Asked Questions

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### What is the Elderly Property Tax Credit?

The Elderly Property Tax Credit was established by CB-029-2022 and modifies Subtitle 10. Finance and Taxation, Section 10-235.28 of the Prince George’s County Code.

Effective fiscal year\* 2024, Prince George’s County will provide up to a 20% credit of the County portion of the property tax bill, inclusive of any Homeowners’ and Homestead Credit (total max of 20%), for up to 5 years.

\*Prince George’s County follows a fiscal year defined as July 1 through June 30 of the following year. For example, fiscal year 2024 is July 1, 2023 – June 30, 2024.



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## What is meant by, “20% credit of the County portion of the property tax bill, inclusive of any Homeowners’ and Homestead Credit”?

The County portion of your property tax bill is composed of the amounts labeled “County Property Tax” and “County Property Tax – Supplemental Education”.

If you are receiving a Homeowners’ and/or Homestead Property Tax Credit, your Elderly Property Tax Credit will be limited to the amount needed to bring the total of the three credits combined to 20% of the County portion of your property tax bill, which includes the Prince George’s County tax and Prince George’s County – Supplemental Education tax. If you are already receiving 20% from the Homeowners’ and/or Homestead Property Tax Credit, your Elderly Property Tax Credit will be zero for the current year, until such a time when they fall under 20% (see calculation examples below).

## Who is eligible for this credit?

To be eligible for this credit you must meet all the following criteria:

- a) At least one homeowner is age 65 or over (by June 30 of the prior fiscal year); **AND**
- b) The eligible homeowner has resided at the property for which the credit is sought for at least the *previous* 10 fiscal years; **AND**
- c) The assessed value of the property does not exceed \$500,000\*\* as of July 1, 2023; **AND**
- d) Applications must be received by the Office of Finance by October 1<sup>st</sup> of the fiscal year the credit is sought.
  - i) Example: Your completed application must be received by October 1, 2023, for the fiscal year billing of July 1, 2023 – June 30, 2024.

\*\*adjusted annually for new applicants by the lesser of the Consumer Price Index (CPI) or 3%.

## Neither my spouse (if married) nor I meet the eligibility criteria yet. What should I/we do?

Once one owner meets the criteria, please apply. If you apply before you meet the criteria your application will be denied, and you will still need to reapply in the future.

## How do I apply?

- a) Apply Online: You can apply online by going to our website and clicking on the Portal link (*coming soon*). You will find updates here:  
<https://www.princegeorgescountymd.gov/426/Property-Taxes>
- b) Submit a Paper Application. Paper applications and returned per the instructions on the application. Applications can be:
  - i) Printed from our website: <https://www.princegeorgescountymd.gov/419/Residential>



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- ii) Requested by calling our office at 301-952-4030. We can send via postal mail or email.
  - iii) Picked up from our office at 1301 McCormick Drive, Suite 1100, Largo, MD at the Treasury Office. Monday – Friday between 9am-1pm. They are also available after hours outside the Treasury Office entrance.
- c) Apply In Person: Enrollment Days  
The Office of Finance is in the process of scheduling enrollment days. Please check our website where updates will be posted when available:  
<https://www.princegeorgescountymd.gov/419/Residential>

## How long will it take for my application to be processed?

Please allow 4-6 weeks for your application to be reviewed, potentially longer in times of high volume.

## How will I know my eligibility status?

If your application is determined eligible for the credit, the credit will be calculated when annual bills are generated in July. Any amount of credit awarded will be reflected on your bill and can be viewed online through the tax inquiry website after the July billing or 4-6 weeks after application, whichever is later: <http://taxinquiry.princegeorgescountymd.gov/>

If your application is denied, you will receive notification indicating the reason and next steps you can take, if any.

## Where do I find the assessed value of my property?

If you apply through the online portal, the assessed value of your property will be reflected when you enter your account number or property address.

You can look up your assessed value on the State Department of Assessments and Taxation (SDAT) website: <https://sdat.dat.maryland.gov/RealProperty>

- If you need your account number, you can look it up using your street address on the Tax Inquiry page: <http://taxinquiry.princegeorgescountymd.gov>

## What if my assessed value increases after I apply?

Once you are eligible, the assessed value criteria is only applicable to the first year you apply. While you remain eligible, an increase in value will only impact the calculation of your credit.

The assessed value criteria will increase each fiscal year for new applicants by the lesser of CPI (Consumer Price Index) or 3%.



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## Do I need to reapply each year?

Once you have been determined as eligible for the credit, you will not need to reapply. You will remain eligible while you continue to live in the home and until you have received an Elderly Property tax credit for five years.

If your application is denied, a letter will be sent explaining the reason for denial and next steps you can take, if any.

## I applied and I'm eligible, why didn't I receive a credit?

If you are already receiving 20% or more from the Homeowners' and/or Homestead Property Tax Credit, you will not receive an additional amount for the Elderly Property Tax Credit. This credit is limited to 20% of the County portion of your property taxes, inclusive of any Homeowners' and Homestead Property Tax credit received.

## What if my home is deeded in a Trust?

If your property was transferred to a Trust within the previous 10-years, but the same owners remained during the 10 years, you may still be eligible. You will need to submit a paper application and notate on the application a Trust is involved.

## Will the credit continue for a surviving spouse?

If the surviving spouse also meets the eligibility criteria and there are years remaining of the five eligible years, he or she should contact our office.

## What is an example of the credit calculation?

- a) In this scenario, the eligible homeowner has an assessed value of \$480,000 and the amount of the County portion of the Homeowners' credit received was \$550 and the Homestead Property Tax credit was \$175. The calculation would be as follows:

Assessed Value: \$480,000

County Portion of Taxes: 4,800

20% of County Portion of property taxes: \$960

Homeowners' Credit Received: - 550

Homestead Credit Received: - 175

**Elderly Property Tax Credit granted: \$235**



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- b) In this scenario, the eligible homeowner has an assessed value of \$480,000 and the amount of the County portion of the Homeowners' credit received was \$0 and the Homestead Property Tax credit was \$150. The calculation would be as follows:

Assessed Value: \$480,000

County Portion of Taxes: 4,800

20% of County Portion of property taxes: \$960

Homeowners' Credit Received: - 0

Homestead Credit Received: - 150

**Elderly Property Tax Credit granted: \$810**

- c) In this scenario, the eligible homeowner has an assessed value of \$480,000 and the amount of the County portion of the Homeowners' credit received was \$800 and the Homestead Property Tax credit was \$160. The calculation would be as follows:

Assessed Value: \$480,000

County Portion of Taxes: 4,800

20% of County Portion of property taxes: \$960

Homeowners' Credit Received: - 800

Homestead Credit Received: - 160

**Elderly Property Tax Credit granted: \$0**

## Defined Terms

### Consumer Price Index

The Consumer Price Index is a common measure of inflation by measuring the overall change in consumer prices based on representative goods and services over time.

### County Portion of Property Taxes

The County portion of your property tax bill is composed of the amounts on your bill labeled "County Property Tax" and "County Property Tax – Supplemental Education".

### Fiscal Year

Prince George's County follows a fiscal year, defined as July 1 through June 30 of the following year. For example, fiscal year 2024 is July 1, 2023 – June 30, 2024.

### Homestead Tax Credit

The Homestead Tax Credit limits the amount of assessment increase on which eligible homeowners pay county, municipal, and state property taxes each year, regardless of your property's value or your income level. Applications are made to the State Department of Assessments and Taxation. Information is available online at



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<https://dat.maryland.gov/realproperty/Pages/Maryland-Homestead-Tax-Credit.aspx>,  
emailing [sdat.homestead@maryland.gov](mailto:sdat.homestead@maryland.gov) or by calling, 1-866-650-8738.

## Homeowners' Tax Credit

The Homeowners' Tax Credit Program which allows credits against the homeowner's property tax bill if the property taxes exceed a fixed percentage of the person's gross income. In other words, it sets a limit on the amount of property taxes any homeowner must pay based upon his or her income. Applications are made to the State Department of Assessments and Taxation. Information is available online at

<https://dat.maryland.gov/realproperty/Pages/Homeowners%27-Property-Tax-Credit-Program.aspx> , by emailing [sdat.homeowners@maryland.gov](mailto:sdat.homeowners@maryland.gov) or calling, 1-410-767-5900.