

**TOWN OF GROTON**  
**TAX DEFERRAL**  
**PROGRAM**



**DEFERRAL OF REAL ESTATE PROPERTY TAXES (CGS Sec12-124a)**

The Groton Town Council has approved this program to afford eligible persons the opportunity to partially pay their real estate taxes and defer the remaining balance of the taxes due.

After reviewing this information, if you are interested in the program and think that you may qualify, contact Human Services, Town of Groton @ 860-441-6760.

**TO QUALIFY FOR THIS PROGRAM YOU MUST MEET THE FOLLOWING CRITERIA:**

- ◆ Owner-occupied home.
- ◆ Town real estate tax due must exceed 8% of gross income for all persons for whom the property is their primary place of residence.
- ◆ The outstanding balance of any and all mortgages on the real estate must not exceed 70% of the appraised value of the property. This program will place a Tax Deferral Lien on the property.
- ◆ All taxes and charges must be current. Any property that has delinquent taxes, interest and/or lien fees that are due, as well as liens for water and sewer use, fire and sewer district taxes, delinquent motor vehicle and personal property taxes, will not be considered for this program.

**PROGRAM BENEFITS:**

- ◆ May help the taxpayer to stabilize his/her tax obligation.
- ◆ May help to maintain the taxpayer's dignity.
- ◆ May enhance recovery to on-time taxpayer status.
- ◆ Will partially defer current taxes.
- ◆ Lawfully reduces interest on deferred taxes.

**INTERESTED?**

**WHAT YOU NEED TO DO:**

- 1) Complete an application that can be obtained at either Human Services or the Finance Department.
- 2) Attach a legal description of your real property (a copy of your deed).
- 3) Provide income documentation from the previous year; examples include, but are not limited to: Forms 1098, 1099 & W-2, Social Security and pension statements, and income from all persons for whom the property is their primary place of residence (including, but not limited to, tenants).
- 4) Obtain a statement from your mortgage holder, not more than thirty (30) days old, indicating that the combined outstanding balances of any mortgage(s) on the property does not exceed 70% of the property's current appraised value.
- 5) Have the application witnessed and notarized.

Application for the tax deferral program must be made at Human Services on or before June 1 of each year or, if the mill rate has not been determined by that date, within ten days after the Town mill rate has been set. After the mill rate has been set, you will be informed if your application meets the requirements of the tax deferral program and the Tax Collector will schedule an appointment for the signing and recording of the Tax Deferral Lien.