

**Weber County
Tax Relief Program Policy
12.5**

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Section 1 – General Information

1.1 Governing References

This policy is supplemental to Utah State Code Annotated (UCA) and the Utah State Tax Commission Standards of Practice (SoP). [UCA 59-2-1101(8)] In the event of any conflict, those sources supersede this policy. Applicable sections include:

- (a) UCA 59-2-11, -12, -18, -19
- (b) SoP 3, Tax Relief and Abatement

1.2 General Qualifications

The Tax Relief program is designed to provide property tax credits to taxpayers in the county once they meet the requirements of the programs. The burden is on the applicant to prove eligibility for any tax relief program. The county may request any information needed as evidence of eligibility. If the applicant fails to provide the necessary information or refuses an audit for verification of eligibility, the county may deny the tax relief. [SoP 3, Determination of Tax Relief Status and Burden of Proof]

The following conditions must be met to qualify for any Tax Relief program:

- (a) An application must be filed each year.
- (b) The claimant must fully qualify for each program applied for. If a claimant applies and qualifies for multiple Tax Relief programs, apply the Circuit Breaker calculations first, then apply any other programs the claimant qualifies for.

A claimant may qualify for a tax relief program regardless of whether the claimant owes delinquent property taxes. [UCA 59-2-1206(1)(d)]

For a mobile home, "property taxes accrued" includes taxes imposed on both the land upon which the home is situated and on the structure of the home itself, whether classified as real property or personal property taxes. [UCA 59-2-1202(10)(b)]

1.3 Multiple Programs

When a claimant is eligible for multiple tax relief programs, they will be granted all the relief for which they apply and are eligible. If the claimant qualifies for the Circuit Breaker program, that benefit will be applied before benefits from any other program. [SoP 3, Multiple Tax Relief]

1.4 Applications

Applications are mailed at the beginning of the year to all the taxpayers who had filed for Tax Relief programs the prior year. For veterans with a disability who did not file under an additional program, they are mailed a post card to verify that the property is still their primary residence. [UCA 59-2-1904(10)]

In accordance with UCA 63G-2-302(1)(aa), a record concerning an individual's application for an exemption, deferral, abatement, or relief is a private record. This includes all supporting documentation such as financial information.

1.5 Selling a Property Receiving Tax Relief

When a claimant transfers ownership of their property, it is the responsibility of the claimant to notify the Weber County Clerk/Auditor of the change. Timely notification is critical to ensure that the claimant retains their tax relief benefit. Weber County recommends that any claimant who considers selling their property contact the Weber County Clerk/Auditor before the sale to coordinate any changes and to receive instructions for the process.

If a claimant transfers ownership of their property, they must complete the Tax Relief Property Sold form. The claimant must submit the form to the Weber County Clerk/Auditor's Office before the final tax amount is calculated and applied to the county tax system (usually near the end of September). After that deadline, any adjustments must be made between the buyer and seller. Weber County will not make any adjustments to the tax relief for the property after the final tax amount is applied to the county tax system.

Per USTC Appeal No. 15-230, a claimant may apply for and receive tax relief after they have sold their property if:

- (a) The claimant qualified for the tax relief as of January 1st of the year of application.
- (b) The claimant submits the tax relief application before the deadline.

1.5.1 Weber County Ownership Records

The Weber County Clerk/Auditor's Office will periodically compare properties receiving tax relief against any changes in ownership reported to the Weber County Recorder/Surveyor. If the Clerk/Auditor determines that a change appears to be a transfer of ownership to someone other than the claimant, the Clerk/Auditor will remove the tax relief from the property and await contact from the claimant. [UCA 59-2-1904(8)(d) & (10); SoP 3, Tax Relief When Moving Home]

The Clerk/Auditor will not remove the tax relief in these cases:

- (a) The final tax amount has been calculated and applied to the county tax system (usually near the end of September).
- (b) The claimant has previously contacted the Clerk/Auditor and made alternative arrangements.

Once the claimant has submitted a Tax Relief Property Sold form to the Clerk/Auditor, follow the procedure in Section 1.5.2 or 1.5.3 as appropriate. The deadline explained in Section 1.5 still applies.

The intent of this section is to protect the interest of the claimant. If Weber County collects more taxes than are due if tax relief is applied, Weber County can issue a refund of the overpayment to the appropriate party. However, if the tax relief is still attached to the property after the final tax amount is calculated and applied to the county tax system (usually near the end of September), Weber County will be unable to adjust the tax amount on the tax notice, the tax amount will be final, and any adjustments must be made between the buyer and seller.

1.5.2 Different Property within Weber County

A claimant may change the property they receive tax relief for under the following conditions.

- (a) The claimant must qualify for the tax relief program in all respects before the change, including owning a qualifying property as of January 1.
- (b) The new property the claimant will apply the tax relief to must also be a qualifying property.
- (c) The claimant must still qualify for the tax relief program after the change.

The intent is to enable the continuation of tax relief if a claimant moves within Weber County. If the tax relief is changed to a different property, the entire tax relief amount will be applied to the new property.

The claimant must submit a Tax Relief Property Sold form before the deadline as explained in Section 1.5, otherwise any adjustments must be made between the buyer and the seller.

1.5.3 No Qualifying Property within Weber County

If a claimant sells their property, and does not own another qualifying property within Weber County, the property tax relief may be removed from the property. Thus, the property will not receive any reduction in taxes, and the claimant will not automatically receive the benefit.

The claimant must submit a Tax Relief Property Sold form before the deadline as explained in Section 1.5, otherwise any adjustments must be made between the buyer and the seller.

After the taxes are paid for the property, the Weber County Treasurer's Office will send a check to the claimant equal to the amount of tax relief benefit they would have received for the entire year. This typically happens in February of the following year, though the exact timeline may vary.

1.6 Deadlines

The deadline to apply for any tax relief program is September 1 of the year for which the applicant is applying for the exemption. All supporting documents must be received by this deadline for an application to be considered complete and filed timely. Weber County may extend the application deadline on a case-by-case basis if the applicant reveals an extenuating circumstance that merits a deadline extension, such as hospitalization or a death in the immediate family. Under no circumstance can Weber County accept applications beyond December 31. [UCA 59-2-1206, -1804, -1902, and -1904]

1.7 Standard Procedures

The Weber County Clerk/Auditor's Office will create and maintain a guide of Standard Procedures to be followed when implementing this Policy.

Section 2 – Veteran with a Disability Exemption

2.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-19
- (b) Standard of Practice (SoP) 3.1.1 and 3.1.2

2.2 Program Qualifications

Claimants must meet the following requirements in order to qualify:

One of the following:

- (a) A disabled veteran.
- (b) The unmarried surviving spouse of:
 - i. a deceased disabled veteran; or
 - ii. a veteran who was killed in action or died in the line of duty.
- (c) A minor orphan of:
 - i. a deceased disabled veteran; or
 - ii. a veteran who was killed in action or died in the line of duty.

All of the following:

- (d) File an application by the deadline. [UCA 59-2-1904(3)(a)]
- (e) The claimant owned the property as of September 1 of the year the exemption is claimed. For a disabled veteran with a 100% service-connected disability rating, property held under a real estate contract is eligible for the exemption if the claimant is both the purchaser under the contract and is obligated to pay property taxes on the property beginning on September 1 of the year the exemption is claimed. [UCA 59-2-1904(3)(a) and (7)(a)]
- (f) Provide evidence of the veteran's disabled status, with a disability of at least 10%. This is typically in the form of a letter from the Veterans Administration (VA) stating the percentage of disability. This evidence only needs to be submitted with the initial application and will be retained on file. Any status changes require the submission of an updated status letter. A status change includes a change in the disability percentage, or if the veteran has died since the last application and the claimant is newly applying as the unmarried surviving spouse or minor orphan. [UCA 59-2-1904(3)(d) and SoP 3.1.9]
- (g) The property must be the claimant's primary residence. [UCA 59-2-1903(1) and SoP 3, Utah Residency Requirements]

2.3 Eligible Property

The Veteran with a Disability exemption applies to any real property including a residence, tangible personal property held exclusively for personal use and not used in a trade or business, or a combination of both. [UCA 59-2-1903(1)]

2.4 Amount of Exemption

The amount of the exemption is based on the maximum allowable amount determined by the legislature each year, and is modified according to the percentage of disability.

2.5 Deadline Extensions

The county will extend the application deadline to the year after the year the claimant would otherwise be required to file the application if the county determines that: [UCA 59-2-1904(5)]

- (a) A military entity issues a written decision and the date the written decision takes effect is in a year prior to the current calendar year.
- (b) The claimant or a member of the claimant's immediate family had an illness or injury that prevented the claimant from filing the application on or before the original deadline.
- (c) A member of the claimant's immediate family died during the calendar year the claimant was required to file the application.
- (d) The claimant was not physically present in the state for a time period of at least six consecutive months during the calendar year the claimant was required to file the application.
- (e) The failure of the claimant to file the application on or before the deadline for filing the application would be against equity or good conscience and was beyond the reasonable control of the claimant.

2.6 Application Receipt Required

The county will provide a receipt to a claimant within 30 days of the claimant filing the application. The receipt will state that the county received the claimant's application. [UCA 59-2-1904(3)(e)]

Section 3 – Deployed Military Exemption

3.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-19
- (b) Standard of Practice (SoP) 3.1.3

3.2 Program Qualifications

Claimants must meet the following requirements in order to qualify:

All of the following:

- (a) Performs qualifying active duty military service outside of the state [UCA 59-2-1902(2)(a)].
"Qualifying active duty military service" [59-2-1901(8)] means at least 200 days, regardless of whether consecutive, in any continuous 365-day period of active duty military service outside the state in an active component of the United States Armed Forces or a reserve component of the United States Armed Forces, if the days of active duty military service:
 - i. were completed in the year before an individual applies for an exemption described in Section 59-2-1902; and
 - ii. have not previously been counted as qualifying active duty military service for purposes of qualifying for an exemption described in Section 59-2-1902 or applying for the exemption described in Section 59-2-1902.
- (b) File an application by the deadline. The application must be filed in the year after the last day of qualifying service. [UCA 59-2-1902(3)(a)]
- (c) The claimant owns the property at any time during the calendar year when the claimant claims the exemption. [UCA 59-2-1902(2)(b)]
- (d) Submit verification of qualifying service. Various methods may suffice, subject to determination by the Clerk/Auditor Office. The following is the preferred and recommended method:
 - i. Submit a copy of the Travel Voucher (typically a DD Form 1351-2).
 - ii. Include evidence that the Travel Voucher was processed by the Personnel Office (i.e.: a Defense Travel System printout).
- (e) The property must be the claimant's primary residence. [UCA 59-2-1902(2)(a)]

3.3 Eligible Property

The exemption applies to the claimant's primary residence, including a mobile home. [UCA 59-2-1901(11)]

3.4 Amount of Exemption

The exemption applies to 100% of property taxes for the claimant's primary residence. The exemption does not include direct charges. [59-2-1902(2)(a)]

3.5 Deadline Extensions

The county will extend the application deadline to the year after the year the claimant would otherwise be required to file the application if the county determines that: [UCA 59-2-1902(6)]

- (a) The claimant or a member of the claimant's immediate family had an illness or injury that prevented the claimant from filing the application on or before the original deadline.
- (b) A member of the claimant's immediate family died during the calendar year the claimant was required to file the application.
- (c) The claimant was not physically present in the state for a time period of at least six consecutive months during the calendar year the claimant was required to file the application.
- (d) The failure of the claimant to file the application on or before the deadline for filing the application would be against equity or good conscience and was beyond the reasonable control of the claimant.

3.6 Application Receipt Required

The county will provide a receipt to a claimant within 30 days of the claimant filing the application. The receipt will state that the county received the claimant's application. [UCA 59-2-1902(4)(c)]

Section 4 – Blind Exemption

4.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-1106
- (b) Standard of Practice (SoP) 3.2

4.2 Program Qualifications

Claimants must meet the following requirements in order to qualify:

One of the following:

- (a) Any person declared blind by a licensed ophthalmologist is eligible for the blind exemption. The applicant must meet the statutory definition of blindness which is:
 - i. has no more than 20/200 visual acuity in the better eye when corrected; or
 - ii. has, in the case of better than 20/200 central vision, a restriction of the field of vision in the better eye which subtends an angle of vision no greater than 20 degrees. [UCA 59-2-1106(3)]
- (b) The unmarried surviving spouse or minor orphan of a person who qualified under part (a) above. [UCA 59-2-1106(1)(a)]

All of the following:

- (c) File an application by the deadline. [UCA 59-2-1106(2)]
- (d) The claimant owned the property as of January 1 of the year the exemption is claimed. [UCA 59-2-1101(2)]
- (e) Provide proof of established residency in the State of Utah. Absence from the residence due to vacation, confinement to a hospital, or other similar temporary situation is not to be deducted from the residency requirement. [SoP 3, Utah Residency Requirements]
- (f) A copy of the ophthalmologist's statement must be filed with the application the first year, if the condition is permanent. In the case of a claimant where the condition is temporary or may change for any reason, a new statement must be filed every year with the application. [UCA 59-2-1106(3) and SoP 3.2.1]

NOTE: There is no income requirement to qualify for this program.

4.3 Eligible Property

The exemption applies to the claimant's real property and tangible personal property. [UCA 59-2-1106(1)(a)]

4.4 Amount of Exemption

The first \$11,500 of taxable value of the claimant's property is exempt from taxation. [UCA 59-2-1106(1)(a)]

Section 5 – Hardship / Indigent Tax Abatement

5.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-18
- (b) Standard of Practice (SoP) 3.3

5.2 Program Qualifications

The purpose of this program is to provide tax relief to claimants who have income below statutorily mandated levels and who own their residence. Any person providing their own financial support, regardless of age, with a household income as identified by legislation each year, may qualify for the program.

Claimants must meet the following requirements in order to qualify:

- (a) Claimant is [59-2-1801(7)]:
 - i. At least 65 years old; or
 - ii. Disabled, regardless of age; or
 - iii. Facing extreme hardship, regardless of age.
- (b) File an application by the deadline. [UCA 59-2-1804(1)]
- (c) The claimant owned the property as of January 1 of the year the exemption is claimed. [UCA 59-2-1101(2)(a)]
- (d) Total household income cannot exceed the amount provided by legislation each year. (See Section 9 – Household Income.) [UCA 59-2-1208 and -1803(b)]
- (e) The claimant must live in their residence at least 10 months of the year. Provide proof of established residency in the State of Utah. Absence from the residence due to vacation, confinement to a hospital, or other similar temporary situation is not to be deducted from the residency requirement. [UCA 59-2-1801(7)(c) and SoP 3, Utah Residency Requirements]
- (f) Providing their own financial support. (Is not claimed as a personal exemption on someone else's income tax return.) [UCA 59-2-1208(2)]
- (g) The total of all savings, money market, certificate of deposit (CD), stocks, or similar liquid or semi-liquid accounts must not exceed a total of \$10,000 plus the taxes due. The accrued value of insurance policies or legally defined retirement accounts such as a 401k or IRA is not included in the total. Special circumstances that justify an exemption from this requirement may be considered on a case-by-case basis. See 5.5 Ability to Pay for additional information. [UCA 59-2-1801(7)(d)]
- (h) Claimant must not own other significant real property besides the primary residence.
- (i) Provide the following documentation:
 - i. A signed statement detailing the circumstances of hardship, setting forth the facts to support eligibility, and an inability to pay the assessed property taxes.
 - ii. Tax returns, 1099, W-2 forms and/or any other documents to verify the income received for the previous calendar year for which the claimant is requesting the tax relief.
 - iii. A listing of all liquid and fixed assets with the current market value.
 - iv. In the case of disability, a signed statement from a physician. [SoP 3.3.3]

v.

- (j) May claim an abatement or deferral on only one residence. Mobile homes and manufactured homes may be eligible for the abatement. [UCA 59-2-1801(11)]
- (k) If the claimant is married, and the property is jointly owned and occupied, signatures of both spouses are required if they seek a deferral or abatement on the residence. [UCA 59-2-1804(4)]

5.3 Eligible Property

The exemption applies to the claimant's owner-occupied primary residence, including a mobile home or manufactured home. [UCA 59-2-1801(11)]

5.4 Amount of Exemption

The amount of the exemption will be the maximum amount allowed by legislation for the year, up to 50% of the taxes due. [UCA 59-2-1803]

5.5 Ability to Pay

One of the criteria to be considered an "indigent individual" is that they "cannot pay the tax assessed on the individual's residence when the tax becomes due." [UCA 59-2-1801(7)(d)] In general, a claimant will be considered as having the ability to pay if the total of all savings, money market, certificate of deposit (CD), stocks, or similar liquid or semi-liquid accounts is at least \$10,000 plus the taxes due.

If a claimant believes that special circumstances preclude their ability to pay the tax assessed, even with liquid or semi-liquid assets of \$10,000 plus taxes due, they may request a reconsideration of those circumstances.

The following considerations may impact the determination of "ability to pay."

5.5.1 Unusually High Tax Amounts

If taxes assessed on the claimant's primary residence during the year of application exceed 125% of the taxes assessed in the previous year, that may impact the "ability to pay" determination. The Clerk/Auditor will require additional information and will examine the situation on a case-by-case basis.

5.5.2 Out-of-Pocket Medical Expenses

Claimants who are personally responsible for their own medical expenses may receive an adjustment to the asset threshold. Qualifying medical expenses may be considered when calculating the amount of assets available.

Claimants must meet the following additional requirements in order to qualify for this adjustment:

- (a) Complete and submit an Out-of-Pocket Medical Expenses form by the deadline.
- (b) Medical expenses must be for the claimant or household member.
- (c) Medical expenses must be paid for by the claimant or household member.
- (d) Medical expenses must be payable to a licensed medical provider.

- (e) Medical expenses must be for medically necessary and prescribed procedures and services. Medical expenses for elective procedures do not qualify.
- (f) Prescription medication necessary for sustaining life may qualify. Medication solely intended to improve quality of life may not qualify.

5.5.3 Other Unusual or Extraordinary Considerations

Other factors influencing “ability to pay” may be considered on a case-by-case basis.

Section 6 – Circuit Breaker Program

6.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-12.
- (b) Standard of Practice (SoP) 3.5.

6.2 Program Qualifications

The purpose of the Circuit Breaker program is to provide general property tax relief to certain poor taxpayers who have household income below statutorily mandated levels and who own their place of residence. (Renters may also qualify. See Section 6.5 Renter's Credit.) Any person providing their own financial support who is 66 years of age in the year of application or who is a surviving spouse, regardless of age, with a household income as identified by the legislation each year, may qualify for the program. [SoP 3.5.0]

Claimants must meet the following requirements: [UCA 59-2-1202(1) and SoP 3.5.1]

One of the following:

- (a) 66 years of age in the year of application.
- (b) A surviving spouse, regardless of age.

All of the following:

- (c) File an application by the deadline. [UCA 59-2-1206(1)]
- (d) The claimant owned the property as of January 1 of the year the exemption is claimed. See Section 6.5 – Renter's Credit for information on Circuit Breaker for a claimant who rents their residence. [UCA 59-2-1101(2)]
- (e) Total household income cannot exceed the amount provided by legislation each year. (See Section 9 – Household Income.) [UCA 59-2-1208]
- (f) A permanent resident of the state of Utah, residing in the state for the entire calendar year. Provide proof of established residency in the State of Utah. Absence from the residence due to vacation, confinement to a hospital, or other similar temporary situation is not to be deducted from the residency requirement. [SoP 3, Utah Residency Requirements]
- (g) Providing their own financial support. (Is not claimed as a personal exemption on someone else's income tax return.) [UCA 59-2-1208(2)]
- (h) Provide tax returns, 1099, W-2 forms and/or any other documents to verify the income received for the previous calendar year for which the claimant is requesting the tax relief.
- (i) May claim an abatement or deferral on only one residence. Mobile homes may be eligible for the abatement. [UCA 59-2-1202(13)]

6.3 Eligible Property

The exemption applies to the claimant's owner-occupied primary residence, including a mobile home, and up to one acre of the land. [UCA 59-2-1202(13) and SoP 3 Definitions: "Homeowner's Valuation Reduction," and SoP 3.5.0, footnote 5 and Table]

6.4 Amount of Exemption

The amount of the exemption will be up to the maximum amount allowed by legislation for the year, plus an additional credit equal to the tax on 20% of the fair market value of the residence. [UCA 59-2-1208; SoP 3.5.0 and 3.5.10]

6.5 Renter's Credit

The Renter's Credit aspect of the Circuit Breaker program is managed entirely by the Utah State Tax Commission. An application for the renter's credit must be filed with the Utah State Tax Commission by December 31 each year. Please contact the Utah State Tax Commission for additional information. [UCA 59-2-1205 and SoP 3.5.7 and 3.5.9]

Section 7 – Senior Tax Deferral

7.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-1801, -1802, -1802.5, and -1804.
- (b) Standard of Practice (SoP) 3.5.

7.2 Program Qualifications

Claimants must meet the following requirements: [UCA 59-2-1801(3), -1802.5, and SoP 3.5]

- (a) Provide proof that the applicant will be at least 75 years of age in the year of application. [UCA 59-2-1801(3) and -1804(3)]
- (b) File an application each year by the deadline. [UCA 59-2-1804(1) and (2)]
- (c) The claimant is the owner of the single-family residence. [UCA 59-2-1801(3)]
- (d) Provide proof that the single-family residence is the claimant's primary residence as of January 1 of the year of application. [UCA 59-2-1802.5(1) and -1804(3)]
- (e) There are no delinquent taxes or other charges on the property. [UCA 59-2-1802.5(1)]
- (f) One of the following: [UCA 59-2-1802.5(1)(c)]
 - i. The claimant has owned the single-family residence for a continuous 20-year period as of January 1 of the year for which the claimant applies for the deferral; OR
 - ii. The value of the single-family residence for which the claimant applies for the deferral is no greater than the median property value of:
 - (A) attached single-family residences within the county, if the single-family residence is an attached single-family residence; or
 - (B) detached single-family residences within the county, if the single-family residence is a detached single-family residence.
- (g) Provide proof that total household income does not exceed the amount provided by legislation each year. (See Section 9 – Household Income.) Proof includes documents such as tax returns, 1099, W-2 forms and/or any other documents to verify the income received for the previous calendar year for which the claimant is requesting the tax relief. [UCA 59-2-1801(3)(a) and -1804(3)]
- (h) Total household liquid resources cannot exceed 20 times the amount of property taxes levied on the owner's residence for the preceding calendar year. [UCA 59-2-1801(3)(a) and (6)]. Household liquid resources means:
 - i. cash on hand;
 - ii. money in a checking or savings account;
 - iii. savings certificates; and
 - iv. stocks or bonds.
- (i) The holder of each mortgage or trust deed outstanding on the single-family residence must give written approval of the deferral. [UCA 59-2-1802.5(1)(d)]
- (j) Both spouses must sign the application if both spouses reside in the property and the spouses own the property as joint tenants. [UCA 59-2-1804(4)]

7.3 Eligible Property

The deferral applies to the claimant's owner-occupied primary residence.

7.4 Amount of Exemption

Unlike other tax relief programs where the tax relief results in a reduction of taxes due, the deferral program delays the due date for property taxes until the property is no longer the claimant's primary residence. The deferred amount accrues interest at a rate equal to 50% of the rate for delinquent property taxes.

Each subsequent deferral (for example, when the deferral is renewed annually) is added to the amount of the initial deferral and is considered a single amount deferred.

Note that a claimant may qualify for a deferral one year, but not qualify in a subsequent year (for example, either due to income or property value), yet they still own the property and it is still their primary residence. Even if they do not have a current deferral, the previous deferral does not end until they sell or otherwise dispose of the property.

When the deferral ends, the deferred taxes and interest become due as a single amount that is considered a property tax in all respects, where the date of levy is the date that the deferral ends. The property tax amount is then due on the same schedule as other property taxes.

See UCA 59-2-1802(3).

7.5 Deadline Extensions

The county will extend the application deadline by one additional year if:

- (a) The claimant had been approved for a senior tax deferral in the prior year; or
- (b) The county determines that:
 - i. the applicant or a member of the applicant's immediate family had an illness or injury that prevented the applicant from filing the application on or before the default application deadline;
 - ii. a member of the applicant's immediate family died during the calendar year of the default application deadline;
 - iii. the failure of the applicant to file the application on or before the default application deadline was beyond the reasonable control of the applicant; or
 - iv. denial of an application would be unjust or unreasonable.

See UCA 59-2-1804(2).

7.6 Surviving Spouse

If a claimant who received a deferral dies, and the property transfers to the claimant's surviving spouse, the existing deferral does not become due until the surviving spouse sells or otherwise disposes of the property, or if the property is no longer the surviving spouse's primary residence.

Note that the surviving spouse must still apply and qualify for any subsequent deferral, even though the previous deferral is still in effect.

See UCA 59-2-1802(3)(d).

Section 8 – Adjustment or Deferral of Taxes

8.1 Governing References

The following references govern this program. In the event of any conflict, these references supersede this policy:

- (c) Utah State Code (UCA) 59-2-1802 and -1347.
- (d) Standard of Practice (SoP) 3.4 through 3.5.

8.2 Program Qualifications

- (a) May not own income producing assets which could be liquidated to pay the tax. Any assets transferred to relatives in the prior three-year period will be considered as part of the claimant's assets. [UCA 59-2-1802(1)(b)]
- (b) Provide information and documentation as outlined in SoP 3.4
- (c) May claim an adjustment or deferral on only one residence. Mobile homes may be eligible. [UCA 59-2-1801(11)]

8.3 Eligible Property

The adjustment or deferral applies to the claimant's owner-occupied primary residence, including a mobile home. [UCA 59-2-1801(11)]

8.4 Amount of Adjustment or Deferral

The adjustment (also referred to as a settlement) may include all or any portion of the tax, not to exceed the claimant's property tax liability for the year in which the credit is requested. If the taxes are deferred by the county, the taxes plus the interest will accumulate as a lien against the property until the property is sold or disposed of, with proceeds from the sale applied to pay the deferred taxes. However, the property cannot be subject to final tax sale during the period of deferral.

8.5 Approval Process

Any request for an adjustment or deferral will be referred to a manager, who will take the matter before the Weber County Tax Review Committee. The Tax Review Committee's recommendation will be delivered to the Weber County Commission with the applicable documentation for review and final approval.

Section 9 – Household Income

9.1 Governing References

The following references govern the definition of “household income.” In the event of any conflict, these references supersede this policy:

- (a) Utah State Code (UCA) 59-2-1202(7), (8), and (9).
- (b) Standard of Practice (SoP) 3.5.3 and 3.5.4.

9.2 Household Members

Include all income received by all members of a claimant's household who live in the residence as their primary residence for at least one day in the current year. Income is reported for the prior year, but we only consider people who have lived in the residence this year. For example, if a spouse died last year, we do not count them as a resident this year, even though they had income last year.

Do not include income received by a member of a claimant's household who is:

- (a) under the age of 18; or
- (b) a parent or a grandparent, through blood, marriage, or adoption, of the claimant or the claimant's spouse.

9.3 Household Income Includes

- (a) All taxable and non-taxable income
- (b) Wages & salary
- (c) Bonuses & awards
- (d) Severance pay
- (e) Interest & dividends (including nontaxable from any source)
- (f) Trust income
- (g) Alimony & support payments
- (h) Disability payments
- (i) Loss carry-forwards & depreciation (added back in from tax return deductions)
- (j) Retirement income & pension (gross amount)
- (k) Voluntary contributions to a tax-deferred retirement plan
- (l) Annuities (gross amount)
- (m) Capital gains
- (n) Workers' compensation, state unemployment, & nontaxable strike benefits
- (o) "Loss of time" insurance payments (gross amount)
- (p) Social Security & Medicare
- (q) Cash public assistance or relief. (Includes welfare payments and other cash relief that can be applied to any purchase.)
- (r) Military service payments

9.4 Household Income Does Not Include

- (a) Federal income tax refunds (See *NOTE below)
- (b) Federal childcare credits (See *NOTE below)
- (c) Federal earned income credits (See *NOTE below)
- (d) Reverse mortgage payments

- (e) Senior program volunteer payments
- (f) Gifts
- (g) Bequests (inheritance)
- (h) Relief in kind from a tax-exempt source (non-government)
- (i) Relief in kind from a public or private agency
- (j) Social Security Disability Income payments received under the Social Security Act
- (k) Surplus food
- (l) Food stamps
- (m) Insurance payments (Though not specifically mentioned in code, insurance payments are typically compensation for a loss, not income.)

*NOTE: If a tax “refund” exceeds the amount of taxes due, it is in the nature of “cash public assistance or relief,” and is thus included in “income” under Section 59-2-1202(8).

Section 10 – Trusts

10.1 General Information

The Utah State Tax Commission Standards of Practice (SoP) language on trusts is practically the same for all tax relief programs. See SoP 3, Property Held in Trust.

10.2 Property in a Trust

If the property is in a trust, a copy of the relevant sections of the trust document must be included with the application. The Attorney's Office has advised that a Declaration of Trust will suffice as long as the Declaration of Trust addresses the required qualification criteria.

10.3 Qualification of a Trust

When determining whether a claimant qualifies for tax relief when the property is in a trust, there are several factors to consider. All of these factors help to determine the claimant's amount of power over, and responsibility for, the property.

10.3.1 Qualification Questions

If the answer to all of the following questions is "Yes," then the trust probably qualifies.

- (a) Is the claimant the Grantor?
- (b) Is the claimant the Trustee?
- (c) Is the claimant the Beneficiary?
- (d) Is the claimant responsible for paying the taxes?
- (e) Could the applicant direct the sale of the property?

10.3.2 Claimant's Power over the Property

The claimant must demonstrate:

- (a) That (s)he is able to regain legal title to the property by the claimant's own action under the trust (or the action of a non-adverse party, or joint action of the two parties).
- (b) The power to do any of the following:
 - i. Revoke the trust
 - ii. Terminate the trust (or any conveyance of property to the trust)
 - iii. Alter or amend the trust itself
 - iv. Appoint a new trustee

10.3.3 Claimant's Legal Ownership

If the claimant is not the creator (grantor) of the trust, they must control the legal ownership:

- (a) Must be the Trustee, AND
- (b) Must:
 - i. Have control of the beneficial ownership of the trust, OR
 - ii. Be the beneficiary of the trust
- (c) AND must be obligated to pay the property taxes on that portion of the property taxes for the year.

10.4 Irrevocable Trusts

Regarding irrevocable trusts:

“Generally, a claimant’s property included in an irrevocable trust would not be eligible for tax relief. *However, each trust document is unique and must be considered on its own merits. **If unable to determine if the trust qualifies***, have the claimant presenting the trust bring in a letter from the attorney who prepared the trust indicating that it qualifies as a “grantor trust”, that the grantor retains ownership of the assets pursuant to Section 676 of the Internal Revenue Code, and that all income earned by the trust is taxable to the grantor.” (Emphasis added. See SoP 3, Property Held in Trust.)

Note that a letter from the attorney who prepared the trust is necessary only when the County is unable to determine if the irrevocable trust otherwise qualifies.

Section 11 – Definitions

11.1 Primary Residence

"Primary residence" includes the residence of an individual who does not reside in the residence if the individual does not reside in the residence because the individual is admitted as an inpatient at a health care facility as defined in Section 26B-4-501. [59-2-1901(7)]

Section 26B-4-501 defines as follows: "Health care facility" means a hospital, a hospice inpatient residence, a nursing facility, a dialysis treatment facility, an assisted living residence, an entity that provides home- and community-based services, a hospice or home health care agency, or another facility that provides or contracts to provide health care services, which facility is licensed under Chapter 2, Part 2, Health Care Facility Licensing and Inspection.

APPROVAL

The Weber County Tax Relief Program policy was approved by the Weber County Commission. This policy will be in effect as of January 1, 2024.

By: //Signed copy on file//
Gage Froerer
Commission Chair

//See copy on file//
Date

Attest: //Signed copy on file//
Ricky Hatch, CPA
Clerk / Auditor

//See copy on file//
Date