



Property Tax Relief for Older Adults in Missouri

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Housing Insecurity in Missouri



Number and Share of Missourians Experiencing Housing Insecurity by Age, 2019

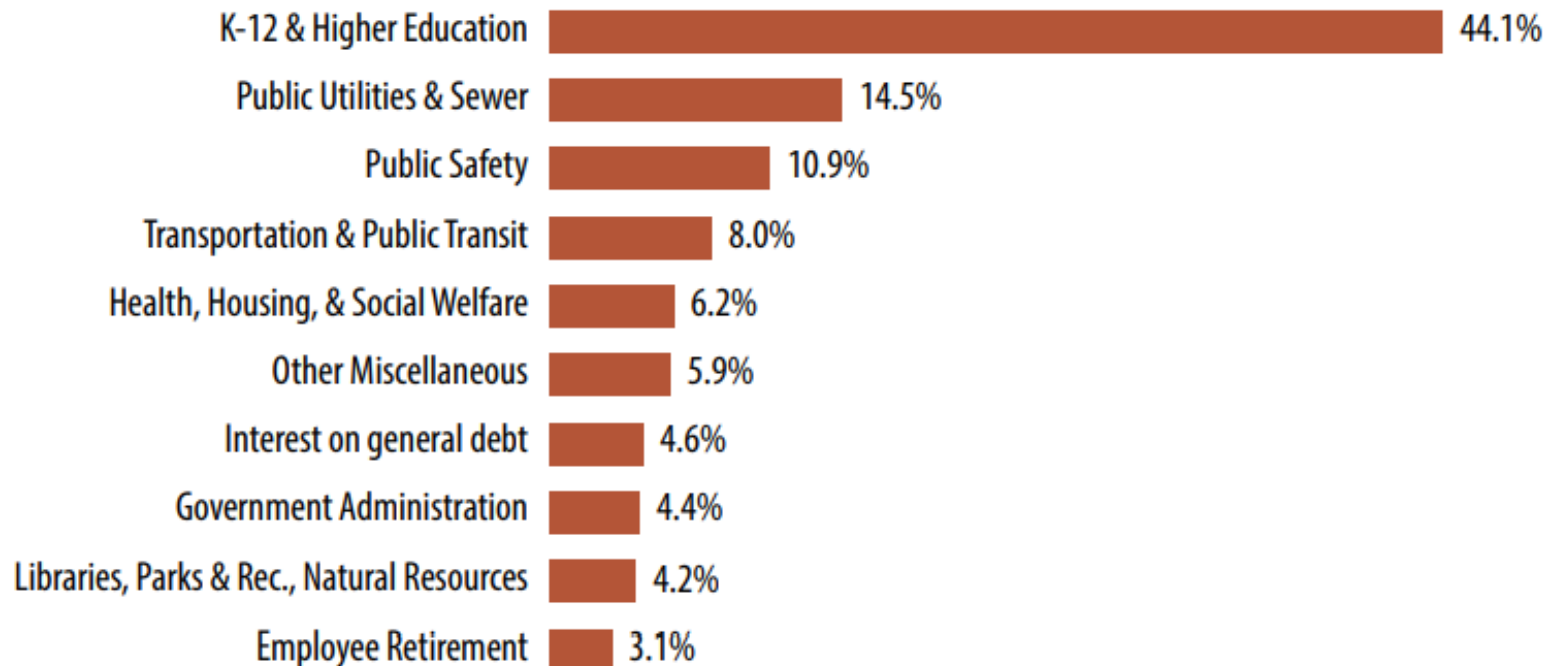
	Renters		Owners		Total	
	#	%	#	%	#	%
Householder < 65	263,192	39.2%	165,087	14.7%	428,279	23.9%
Householder 65+	65,522	47.7%	110,651	20.9%	176,173	26.4%
Total	328,714	40.7%	275,738	16.7%	604,452	24.6%

Source: U.S. Census Bureau. 2019 American Community Survey. Tables B25093: Age of householder by selected monthly owner costs as a percentage of household income in the past 12 months & B25072: Age of householder by gross rent as a percentage of household income in the past 12 months.

Property Taxes are the Backbone of Local Services

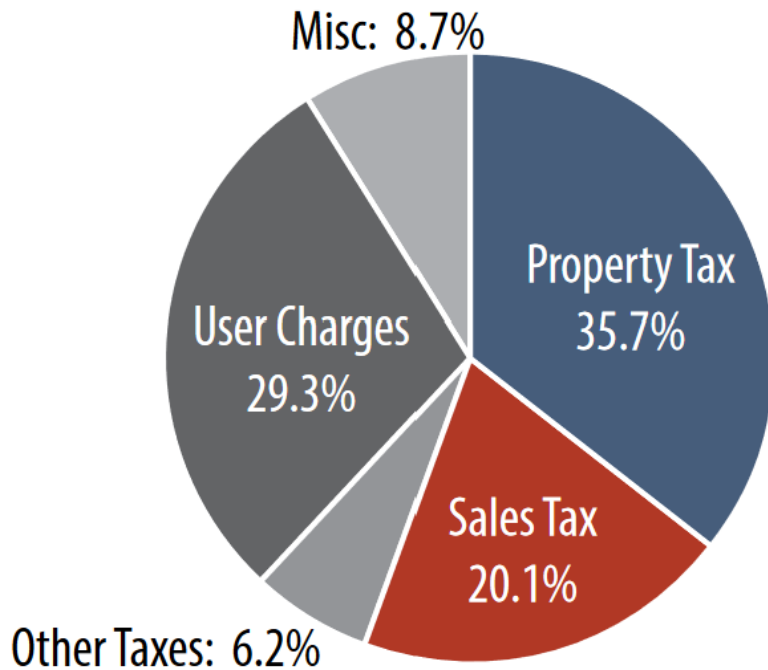


Local Government Spending in Missouri, 2019



Source: U.S. Census Bureau, 2019 Annual Surveys of State and Local Government Finances.

Revenue Raised by Local Governments in Missouri



Property tax caps & freezes:

- Risk cuts to services.
- Shift revenue to more regressive sources.
- Only help homeowners (exclude renters).

SB190: Additional Concerns



Allows localities to freeze property tax increases for homeowners over age 62 who are eligible for Social Security.

- Leaves out teachers and others outside Social Security retirement system.
- Too broad based; not income limited.
- Does not provide immediate assistance.
- Issues with language
 - Who is “eligible” for social security
 - Multiple taxing districts?

Circuit Breaker Tax Credit



- Income Limits

	Single	Married
Renters	\$27,500 or less	\$29,500 or less
Homeowners	\$30,000 or less	\$34,000 or less

- Eligibility Criteria

- Must be age 65 years or older
- 18-64 must be 100% disabled
- 60 and older and receiving surviving spouse social security benefits

Circuit Breaker Tax Credit



- Maximum Credit
 - \$750 for renters
 - \$1,100 for owners
 - Note: Credit amount is based on amount of property tax or rent paid and total household income, taxable and non-taxable
- Phase-out begins at \$14,300.

Circuit Breaker Claims

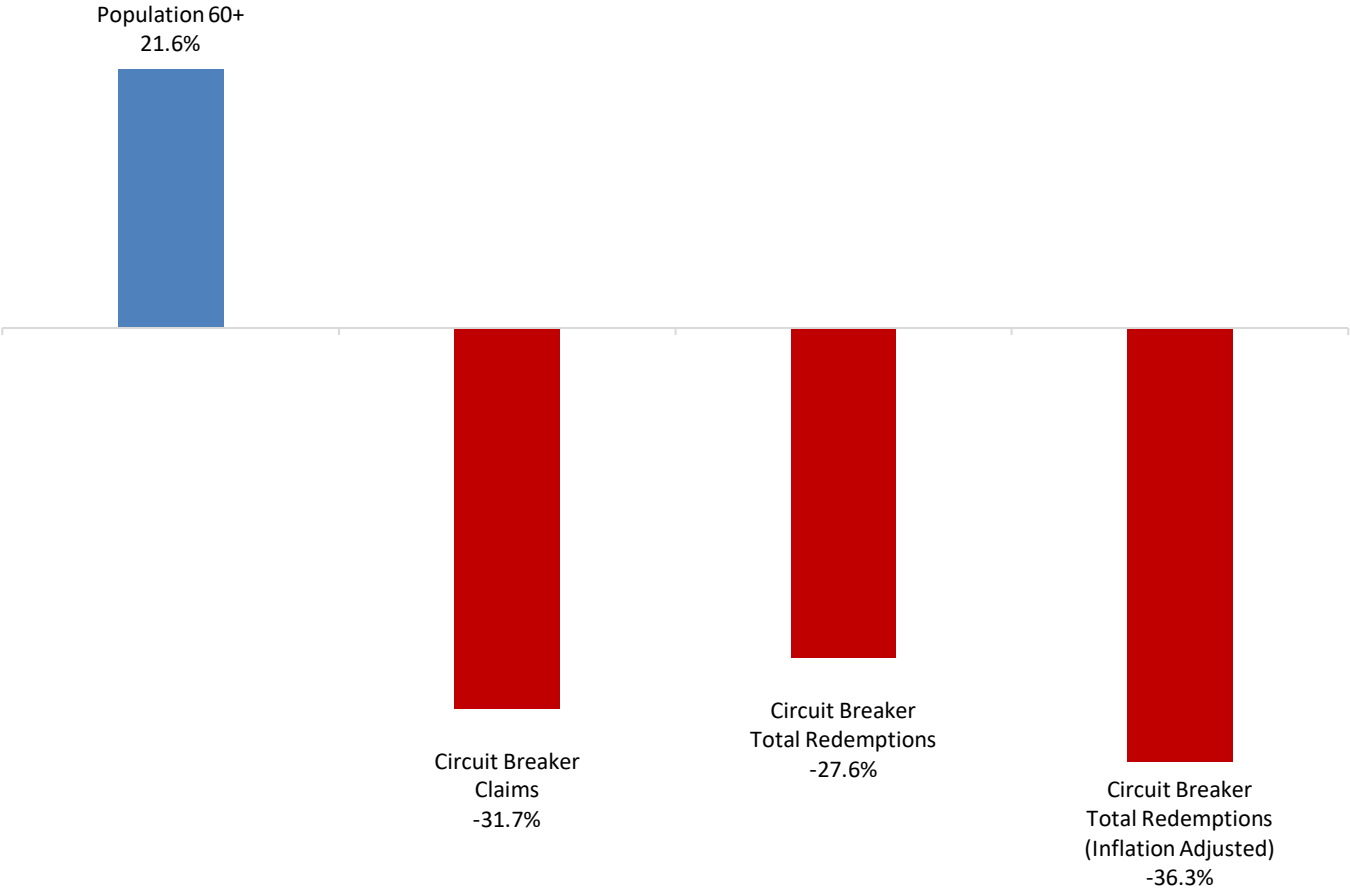


Missouri “Circuit Breaker” Property Tax Credit Claims, 2019

2019 Property Tax Credit	Claims	Amount	Average Credit
Homeowners	69,616	\$40,099,375	\$576
People Living with Disability	13,847	\$8,333,874	\$602
Older Adults	55,769	\$31,765,501	\$570
Renters	80,325	\$46,059,553	\$573
People Living with Disability	48,758	\$29,377,568	\$603
Older Adults	31,567	\$16,681,985	\$528
Total	149,941	\$86,158,928	\$575

Source: Missouri Budget Project Analysis of Department of Revenue administrative data.

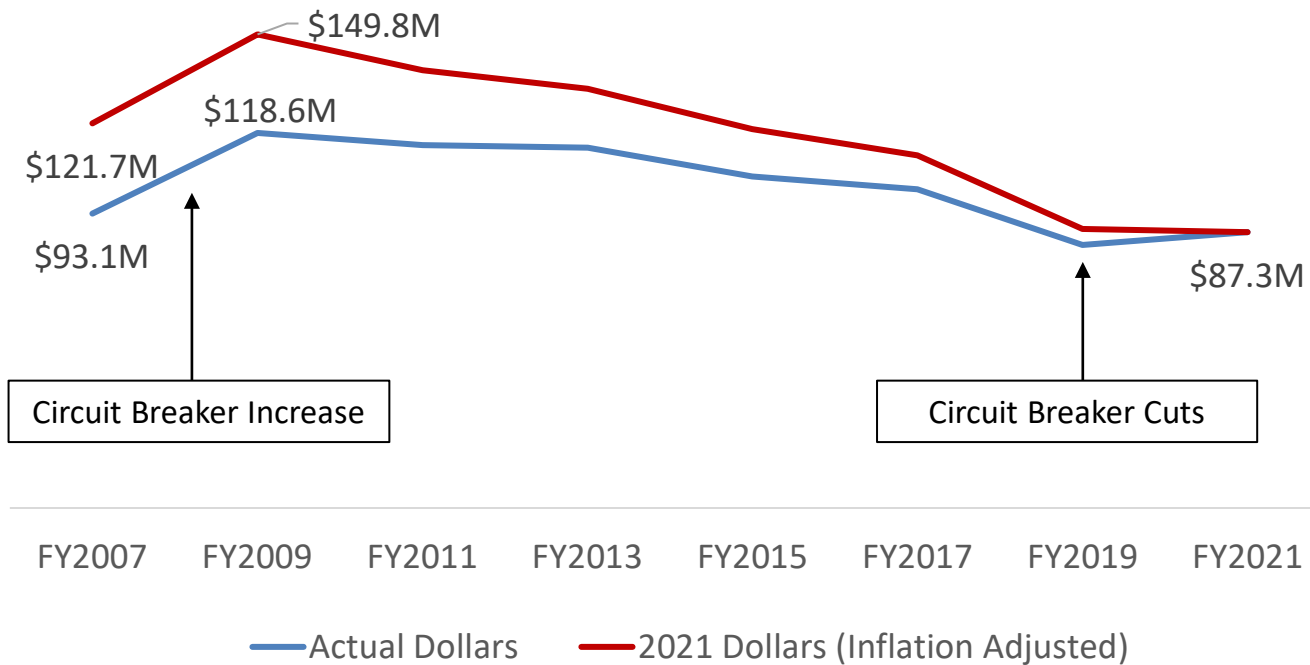
Change in Circuit Breaker Claims and Redemptions and number of Missourians 60+: 2011-FY2019



Circuit Breaker Claims 2007-2021



Circuit Breaker Total Redemptions (2007-2021)



Circuit Breaker: Needed Improvements



1. Income limits & benefits too low, have not changed since 2008.
2. Phases out too quickly, many recipients receive a very small credit.
3. Incomes limits & size of credit are flat amounts, no annual updates.

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- Join our weekly calls or Circuit Breaker coalition

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