

Homestead Exemption Follow-Up Modeling

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JFO

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Outline

- Review of income sensitivity, homestead exemption, and modeling assumptions
- Administration's Proposal for a homestead exemption
- The homestead exemption included in H.454 as passed by the House



Review of Income Sensitivity, Homestead Exemption, and Modeling Assumptions



Review of the Property Tax Credit Under Current Law

- The homestead property tax has a credit based on income
 - If a household were to pay less on income tax than it would on property tax, the difference is credited in the following year
- About two-thirds of Vermont households receive a property tax credit

Household income	Property tax credit parameters
Less than or equal to \$47,000	<ul style="list-style-type: none">• Property tax credit may be used on the first \$400,000 of the housesite value• Additional tax relief based on household income is available
\$47,001 - \$90,000	Property tax credit may be used on the first \$400,000 of the housesite value
\$90,001 - \$115,000*	Property tax credit may be used on the first \$225,000 of the housesite value
Greater than \$115,000*	Household will not qualify for a property tax credit

**Note: the figure of \$115,000 is not included in statute and is calculated annually*



Homestead Exemption

- Income-sensitized exemption of a certain portion of a household's property value from the homestead property tax
 - Decreases overall tax liability by decreasing the property value that the tax rate is applied to



Modeling Assumptions

- Modeling is complex and necessitates multiple assumptions regarding mechanics and levers at play, including:
 - Including only those filers who qualified for a property tax credit (PTC) in fiscal year 2025;
 - Disregarding the PTC lag and assuming the PTC earned in fiscal year 2025 also applies to fiscal year 2025 bills;
 - Projecting 2024 income based on consensus growth equations; and
 - Assuming all else is held equal
- Modeling presented here follows the same assumptions
 - Estimates are preliminary



Modeling Filer Groups

- This analysis examines households with an estimated income under \$115,000 for the purposes of calculating the fiscal year 2025 property tax credit
- Households that do not qualify for a property tax credit may not submit their household income
- **This means the data for household income groups greater than \$115,000 is incomplete and has not been included in this analysis.**

Estimated number of housesites with a household income under \$115,000 in fiscal year 2025 under current law

Household Income Group	Equalized Housesite Value Group					Grand Total
	\$0 to \$100,000	\$100,000 to \$225,000	\$225,000 to \$300,000	\$300,000 to \$400,000	Over \$400,000	
\$0 to \$25,000	2,100	5,300	1,900	1,200	700	11,200
\$25,000 to \$47,000	2,700	9,900	4,500	3,000	1,700	21,800
\$47,000 to \$50,000	300	1,500	800	600	300	3,500
\$50,000 to \$60,000	900	5,000	2,900	2,000	1,100	11,900
\$60,000 to \$70,000	700	4,700	2,900	2,300	1,300	11,800
\$70,000 to \$80,000	500	4,100	2,800	2,300	1,500	11,300
\$80,000 to \$90,000	400	3,400	2,700	2,400	1,700	10,500
\$90,000 to \$100,000	300	3,000	2,500	2,300	1,700	9,800
\$100,000 to \$110,000	300	2,400	2,300	2,300	1,700	9,000
\$110,000 to \$115,000	100	1,100	1,100	1,100	900	4,200
Grand Total	8,200	40,400	24,300	19,400	12,700	105,000

Notes: 1) groupings of equalized housesite value are chosen to be consistent with modeling from the Department of Taxes. Please note that the baskets are not the same size. 2) numbers of households have been rounded to the nearest 100.



A More Granular Look at Modeling Filer Groups

Estimated number of housesites with a household income under \$115,000 in fiscal year 2025 under current law

Household Income	Equalized Housesite Value Group											
	\$0 to \$50,000	\$50,000 to \$100,000	\$100,000 to \$150,000	\$150,000 to \$200,000	\$200,000 to \$250,000	\$250,000 to \$300,000	\$300,000 to \$350,000	\$350,000 to \$400,000	\$400,000 to \$450,000	\$450,000 to \$500,000	Above \$500,000	Grand Total
0 to \$5,000	40	70	90	130	110	70	50	40	***	***	80	730
5,000 to \$10,000	70	120	200	200	150	100	60	40	***	***	20	970
10,000 to \$15,000	200	350	480	490	310	220	130	90	50	20	60	2,390
\$15,000 to \$20,000	260	410	620	700	520	330	210	100	70	50	70	3,320
\$20,000 to \$25,000	230	360	670	830	600	430	280	160	90	50	80	3,780
\$25,000 to \$30,000	220	410	680	900	770	490	350	200	150	60	110	4,350
\$30,000 to \$35,000	240	430	730	920	830	570	380	230	140	80	130	4,670
\$35,000 to \$40,000	250	380	780	1,110	920	600	410	280	160	90	130	5,100
\$40,000 to \$45,000	220	380	760	1,160	1,020	690	480	290	180	90	180	5,440
\$45,000 to \$50,000	190	330	740	1,210	1,130	770	570	340	180	110	190	5,760
\$50,000 to \$55,000	190	350	760	1,180	1,140	890	580	420	210	130	190	6,030
\$55,000 to \$60,000	140	240	720	1,180	1,150	830	650	390	220	130	210	5,860
\$60,000 to \$65,000	130	240	670	1,110	1,180	930	710	410	220	160	260	6,020
\$65,000 to \$70,000	100	190	580	1,100	1,140	880	700	460	260	150	270	5,810
\$70,000 to \$75,000	100	170	500	1,000	1,150	860	700	500	290	190	330	5,770
\$75,000 to \$80,000	70	170	460	970	1,070	890	680	450	270	180	300	5,510
\$80,000 to \$85,000	60	140	370	860	940	870	670	490	320	200	340	5,250
\$85,000 to \$90,000	50	130	400	770	990	870	750	490	310	190	360	5,290
\$90,000 to \$95,000	40	120	340	790	890	790	650	490	310	210	340	4,960
\$95,000 to \$100,000	50	80	330	710	860	800	660	520	300	170	360	4,830
\$100,000 to \$105,000	40	90	290	630	780	740	660	510	290	200	360	4,570
\$105,000 to \$110,000	30	60	210	580	760	740	660	500	330	200	360	4,420
\$110,000 to \$115,000	20	60	180	500	750	710	590	490	350	200	360	4,210

Note: 1) numbers of households have been rounded to the nearest 10. 2) cells with *** represent the data that have been suppressed.



Modeling Filer Groups' Average Net Education Property Tax

- Average net education property tax changes across household income group and housesite value group under current law

Estimated average net education property tax of housesites with a household income under \$115,000 in fiscal year 2025 under current law

Household Income Group	Equalized Housesite Value Group				
	\$0 to \$100,000	\$100,000 to \$225,000	\$225,000 to \$300,000	\$300,000 to \$400,000	Over \$400,000
\$0 to \$25,000	\$170	\$240	\$240	\$250	\$2,150
\$25,000 to \$47,000	\$470	\$730	\$740	\$740	\$2,290
\$47,000 to \$50,000	\$750	\$1,200	\$1,230	\$1,260	\$2,780
\$50,000 to \$60,000	\$770	\$1,360	\$1,410	\$1,430	\$2,890
\$60,000 to \$70,000	\$800	\$1,580	\$1,650	\$1,680	\$3,280
\$70,000 to \$80,000	\$800	\$1,790	\$1,900	\$1,930	\$3,540
\$80,000 to \$90,000	\$830	\$1,970	\$2,150	\$2,190	\$3,920
\$90,000 to \$100,000	\$840	\$2,100	\$2,880	\$4,020	\$6,490
\$100,000 to \$110,000	\$840	\$2,190	\$3,130	\$4,270	\$6,620
\$110,000 to \$115,000	\$910	\$2,280	\$3,320	\$4,450	\$6,790

Notes: 1) groupings of equalized housesite value are chosen to be consistent with modeling from the Department of Taxes. Please note that the baskets are not the same size. 2) average liabilities have been rounded to the nearest 10. 3.) this analysis only examines the households with an estimated household income under \$115,000 for the purposes of calculating the fiscal year 2025 property tax credit.



A More Granular Look at Modeling Filer Groups' Average Net Education Property Tax

Estimated average net education property tax of housesites with a household income under \$115,000 in fiscal year 2025 under current law

Household Income	Equalized Housesite Value Group											
	\$0 to \$50,000	\$50,000 to \$100,000	\$100,000 to \$150,000	\$150,000 to \$200,000	\$200,000 to \$250,000	\$250,000 to \$300,000	\$300,000 to \$350,000	\$350,000 to \$400,000	\$400,000 to \$450,000	\$450,000 to \$500,000	Above \$500,000	Average
0 to \$5,000	\$0	\$10	\$10	\$0	\$10	\$10	\$10	\$40	\$380	\$1,210	\$4,810	\$570
5,000 to \$10,000	\$0	\$30	\$40	\$40	\$40	\$40	\$40	\$80	\$410	\$960	\$6,980	\$180
10,000 to \$15,000	\$80	\$180	\$190	\$190	\$190	\$190	\$190	\$250	\$610	\$1,280	\$3,150	\$270
\$15,000 to \$20,000	\$100	\$250	\$260	\$260	\$260	\$260	\$270	\$300	\$650	\$1,270	\$3,640	\$340
\$20,000 to \$25,000	\$130	\$310	\$340	\$340	\$340	\$340	\$340	\$370	\$700	\$1,390	\$3,200	\$410
\$25,000 to \$30,000	\$180	\$520	\$550	\$550	\$550	\$550	\$550	\$560	\$850	\$1,540	\$4,330	\$650
\$30,000 to \$35,000	\$180	\$590	\$650	\$650	\$650	\$650	\$650	\$650	\$990	\$1,640	\$3,830	\$740
\$35,000 to \$40,000	\$190	\$660	\$740	\$750	\$750	\$750	\$750	\$760	\$1,070	\$1,710	\$3,900	\$820
\$40,000 to \$45,000	\$180	\$730	\$840	\$850	\$850	\$850	\$850	\$850	\$1,150	\$1,810	\$3,990	\$940
\$45,000 to \$50,000	\$300	\$870	\$1,060	\$1,090	\$1,100	\$1,110	\$1,130	\$1,130	\$1,460	\$2,100	\$4,250	\$1,190
\$50,000 to \$55,000	\$370	\$990	\$1,280	\$1,290	\$1,320	\$1,360	\$1,360	\$1,360	\$1,670	\$2,340	\$4,650	\$1,410
\$55,000 to \$60,000	\$410	\$980	\$1,390	\$1,420	\$1,450	\$1,470	\$1,490	\$1,480	\$1,820	\$2,440	\$4,280	\$1,540
\$60,000 to \$65,000	\$390	\$1,020	\$1,470	\$1,530	\$1,580	\$1,600	\$1,610	\$1,630	\$1,920	\$2,600	\$4,730	\$1,690
\$65,000 to \$70,000	\$400	\$1,000	\$1,540	\$1,660	\$1,700	\$1,720	\$1,740	\$1,750	\$2,100	\$2,760	\$4,900	\$1,830
\$70,000 to \$75,000	\$400	\$1,000	\$1,570	\$1,780	\$1,820	\$1,830	\$1,860	\$1,870	\$2,190	\$2,860	\$4,930	\$1,980
\$75,000 to \$80,000	\$410	\$1,020	\$1,610	\$1,900	\$1,950	\$1,970	\$1,980	\$2,010	\$2,320	\$3,030	\$5,140	\$2,110
\$80,000 to \$85,000	\$380	\$1,020	\$1,610	\$2,000	\$2,060	\$2,100	\$2,120	\$2,130	\$2,460	\$3,140	\$5,700	\$2,290
\$85,000 to \$90,000	\$360	\$1,010	\$1,600	\$2,120	\$2,180	\$2,230	\$2,260	\$2,250	\$2,570	\$3,250	\$5,390	\$2,390
\$90,000 to \$95,000	\$400	\$1,010	\$1,590	\$2,150	\$2,360	\$3,010	\$3,680	\$4,300	\$5,040	\$5,670	\$8,020	\$3,390
\$95,000 to \$100,000	\$400	\$1,040	\$1,620	\$2,210	\$2,530	\$3,130	\$3,810	\$4,460	\$5,110	\$5,820	\$8,180	\$3,550
\$100,000 to \$105,000	\$410	\$1,020	\$1,640	\$2,220	\$2,620	\$3,250	\$3,940	\$4,570	\$5,280	\$5,990	\$7,950	\$3,690
\$105,000 to \$110,000	\$450	\$1,040	\$1,620	\$2,200	\$2,760	\$3,360	\$4,030	\$4,720	\$5,350	\$6,090	\$8,180	\$3,900
\$110,000 to \$115,000	\$390	\$1,040	\$1,580	\$2,210	\$2,830	\$3,490	\$4,150	\$4,810	\$5,540	\$6,170	\$8,340	\$4,050

Note: 1) average liabilities have been rounded to the nearest 10.



Homestead Exemption A



Homestead Exemption A

- Using fiscal year 2025 data, Homestead Exemption A is estimated to cost approximately \$26 million *less* than income sensitivity under current law
 - Because of the iterative nature of the modeling, this modeling does not apply this \$26 million to lowering tax rates

Homestead Exemption A	
Household Income Group	Housesite exemption
\$0 to \$25,000	70%
\$25,000 to \$40,000	60%
\$40,000 to \$55,000	50%
\$55,000 to \$70,000	40%
\$70,000 to \$85,000	30%
\$85,000 to \$100,000	20%
\$100,000 to \$115,000	10%
Above \$115,000	0%

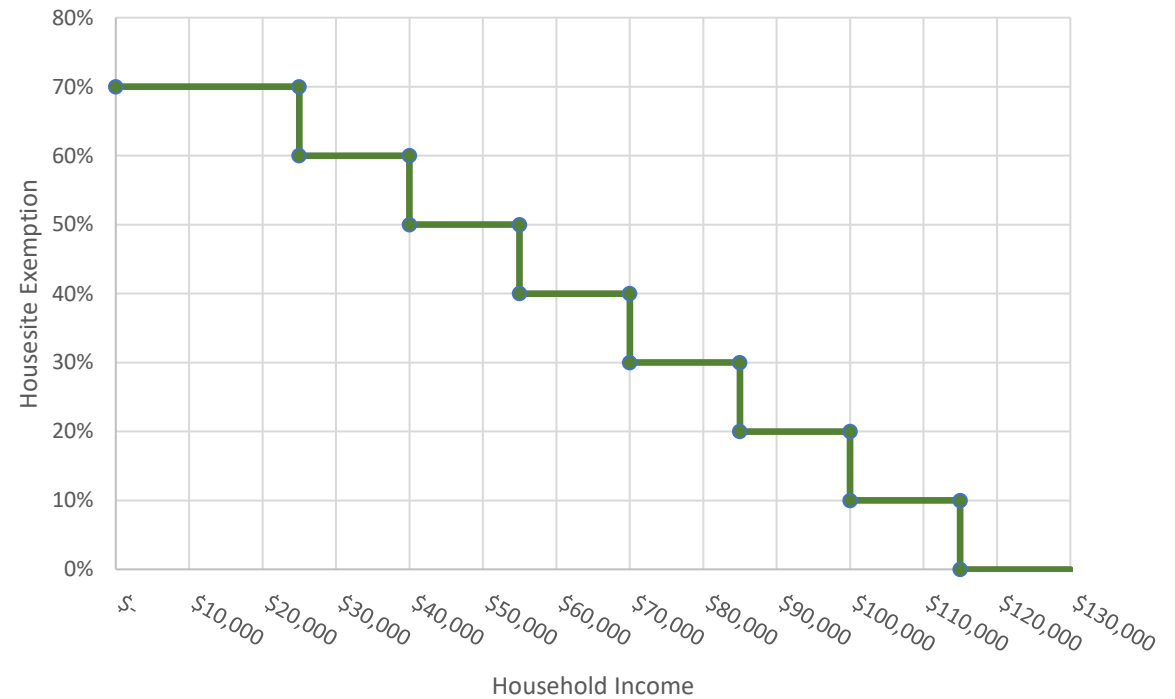


Structure of Homestead Exemption A

Homestead Exemption A

Household Income Group	Housesite exemption
\$0 to \$25,000	70%
\$25,000 to \$40,000	60%
\$40,000 to \$55,000	50%
\$55,000 to \$70,000	40%
\$70,000 to \$85,000	30%
\$85,000 to \$100,000	20%
\$100,000 to \$115,000	10%
Above \$115,000	0%

Structure of Homestead Exemption A



Average Impact of Homestead Exemption A by Income and Property Value

Average Impact of Exemption A by Income and Property Value

- Under Exemption A:
 - Lower income households are estimated to see an average increase to property tax bills
- For these estimated impacts, the additional \$26 million in savings is not applied to lowering tax rates

Household Income Group	Equalized Housesite Value Group					Total
	\$0 to \$100,000	\$100,000 to \$225,000	\$225,000 to \$300,000	\$300,000 to \$400,000	Over \$400,000	
\$0 to \$25,000	\$59	\$385	\$783	\$1,121	\$50	\$446
\$25,000 to \$47,000	-\$137	\$198	\$745	\$1,245	\$755	\$454
\$47,000 to \$50,000	-\$365	-\$113	\$452	\$1,003	\$679	\$242
\$50,000 to \$60,000	-\$348	-\$168	\$455	\$1,068	\$871	\$274
\$60,000 to \$70,000	-\$318	-\$267	\$381	\$1,038	\$899	\$270
\$70,000 to \$80,000	-\$238	-\$232	\$465	\$1,242	\$1,332	\$459
\$80,000 to \$90,000	-\$203	-\$297	\$389	\$1,217	\$1,370	\$495
\$90,000 to \$100,000	-\$165	-\$316	-\$160	-\$378	-\$853	-\$379
\$100,000 to \$110,000	-\$78	-\$178	-\$71	-\$186	-\$390	-\$191
\$110,000 to 115,000	-\$84	-\$209	-\$257	-\$368	-\$597	-\$344



Average Impact of Homestead Exemption A by Income and Property Value

Household Income	Equalized Housesite Value Group											Grand Total
	\$0 to \$50,000	\$50,000 to \$100,000	\$100,000 to \$150,000	\$150,000 to \$200,000	\$200,000 to \$250,000	\$250,000 to \$300,000	\$300,000 to \$350,000	\$350,000 to \$400,000	\$400,000 to \$450,000	\$450,000 to \$500,000	Above \$500,000	
0 to \$5,000	\$140	\$278	\$469	\$665	\$852	\$1,087	\$1,288	\$1,405	\$1,277	\$749	-\$1,809	\$501
5,000 to \$10,000	\$138	\$274	\$439	\$624	\$820	\$1,048	\$1,264	\$1,441	\$1,342	\$933	-\$3,233	\$605
10,000 to \$15,000	\$22	\$113	\$290	\$482	\$688	\$894	\$1,089	\$1,296	\$1,121	\$677	-\$608	\$471
\$15,000 to \$20,000	\$13	\$50	\$219	\$406	\$607	\$824	\$1,037	\$1,217	\$1,050	\$649	-\$1,012	\$422
\$20,000 to \$25,000	-\$24	-\$12	\$151	\$333	\$530	\$758	\$947	\$1,130	\$1,005	\$569	-\$654	\$401
\$25,000 to \$30,000	-\$31	-\$124	\$94	\$346	\$619	\$890	\$1,176	\$1,408	\$1,366	\$1,003	-\$588	\$492
\$30,000 to \$35,000	-\$31	-\$193	-\$7	\$239	\$507	\$786	\$1,059	\$1,327	\$1,289	\$914	-\$329	\$407
\$35,000 to \$40,000	-\$39	-\$260	-\$101	\$133	\$409	\$691	\$946	\$1,238	\$1,202	\$810	-\$473	\$328
\$40,000 to \$45,000	\$3	-\$223	-\$31	\$268	\$595	\$956	\$1,298	\$1,634	\$1,686	\$1,316	\$324	\$560
\$45,000 to \$50,000	-\$112	-\$370	-\$255	\$20	\$349	\$682	\$1,007	\$1,321	\$1,345	\$1,069	\$73	\$347
\$50,000 to \$55,000	-\$184	-\$490	-\$474	-\$185	\$122	\$450	\$778	\$1,109	\$1,149	\$837	-\$306	\$160
\$55,000 to \$60,000	-\$160	-\$379	-\$420	-\$80	\$292	\$678	\$1,065	\$1,461	\$1,581	\$1,341	\$655	\$392
\$60,000 to \$65,000	-\$149	-\$407	-\$508	-\$203	\$166	\$555	\$950	\$1,352	\$1,458	\$1,197	\$383	\$311
\$65,000 to \$70,000	-\$160	-\$400	-\$576	-\$320	\$34	\$428	\$826	\$1,210	\$1,319	\$1,038	\$257	\$229
\$70,000 to \$75,000	-\$120	-\$298	-\$446	-\$230	\$203	\$646	\$1,114	\$1,567	\$1,754	\$1,582	\$1,008	\$513
\$75,000 to \$80,000	-\$121	-\$300	-\$465	-\$340	\$77	\$531	\$983	\$1,468	\$1,623	\$1,417	\$820	\$403
\$80,000 to \$85,000	-\$115	-\$297	-\$472	-\$446	-\$47	\$393	\$855	\$1,318	\$1,499	\$1,305	\$553	\$349
\$85,000 to \$90,000	-\$66	-\$196	-\$308	-\$316	\$114	\$638	\$1,167	\$1,684	\$1,906	\$1,775	\$1,410	\$641
\$90,000 to \$95,000	-\$71	-\$198	-\$297	-\$376	-\$77	-\$134	-\$267	-\$378	-\$526	-\$640	-\$1,091	-\$327
\$95,000 to \$100,000	-\$80	-\$208	-\$319	-\$416	-\$202	-\$258	-\$386	-\$509	-\$629	-\$786	-\$1,242	-\$433
\$100,000 to \$105,000	-\$41	-\$92	-\$151	-\$208	-\$23	-\$24	-\$95	-\$164	-\$206	-\$250	-\$425	-\$137
\$105,000 to \$110,000	-\$45	-\$98	-\$155	-\$207	-\$155	-\$152	-\$219	-\$282	-\$328	-\$402	-\$632	-\$247
\$110,000 to \$115,000	-\$39	-\$95	-\$129	-\$208	-\$232	-\$279	-\$347	-\$394	-\$474	-\$561	-\$735	-\$344

Note: Cells highlighted in blue represent household groups that would have an average decrease in estimated liability. Cells in white represent household groups that would have an average increase in estimated liability.



Homestead Exemption B



Homestead Exemption B

- Homestead Exemption B follows the same structure as Homestead Exemption A and introduces a \$400,000 cap on housesite value
- Using fiscal year 25 data, Homestead Exemption B is estimated to cost \$61 million less than current law income sensitivity

Homestead Exemption B

Household Income Group	Housesite exemption	Housesite value cap
\$0 to \$25,000	70%	\$400,000
\$25,000 to \$40,000	60%	\$400,000
\$40,000 to \$55,000	50%	\$400,000
\$55,000 to \$70,000	40%	\$400,000
\$70,000 to \$85,000	30%	\$400,000
\$85,000 to \$100,000	20%	\$400,000
\$100,000 to \$115,000	10%	\$400,000
Above \$115,000	0%	\$400,000

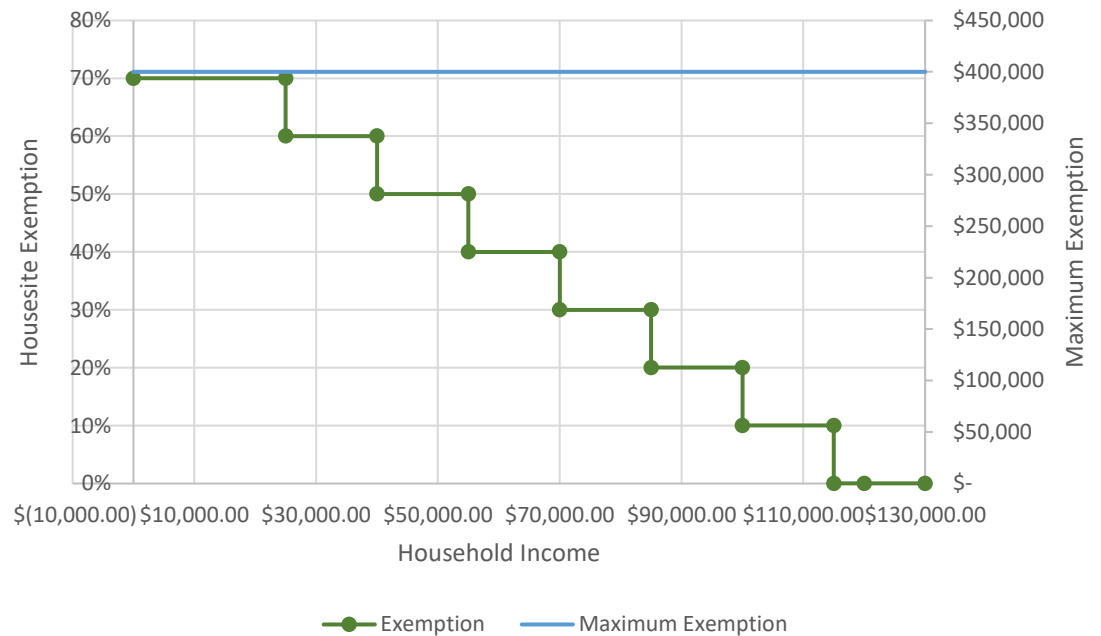


Structure of Homestead Exemption Included in H.454 as Passed by the House

Homestead Exemption B

Household Income Group	Housesite exemption	Housesite value cap
\$0 to \$25,000	70%	\$400,000
\$25,000 to \$40,000	60%	\$400,000
\$40,000 to \$55,000	50%	\$400,000
\$55,000 to \$70,000	40%	\$400,000
\$70,000 to \$85,000	30%	\$400,000
\$85,000 to \$100,000	20%	\$400,000
\$100,000 to \$115,000	10%	\$400,000
Above \$115,000	0%	\$400,000

Structure of Homestead Exemption B



Average Impact of the Homestead Exemption B by Income and Property Value

Average Impact of Exemption B by Income and Property Value

- Under Exemption B:
 - Lower income households with higher property values are estimated to see an average increase to property tax bills
- For these estimated impacts, the additional \$61 million in savings is not applied to lowering tax rates

Household Income Group	Equalized Housesite Value Group					Total
	\$0 to \$100,000	\$100,000 to \$225,000	\$225,000 to \$300,000	\$300,000 to \$400,000	Over \$400,000	
\$0 to \$25,000	\$59	\$385	\$783	\$1,121	\$1,956	\$568
\$25,000 to \$47,000	-\$137	\$198	\$745	\$1,245	\$2,311	\$574
\$47,000 to \$50,000	-\$365	-\$113	\$452	\$1,003	\$2,192	\$371
\$50,000 to \$60,000	-\$348	-\$168	\$455	\$1,068	\$2,330	\$408
\$60,000 to \$70,000	-\$318	-\$267	\$381	\$1,038	\$2,483	\$446
\$70,000 to \$80,000	-\$238	-\$232	\$465	\$1,242	\$2,930	\$677
\$80,000 to \$90,000	-\$203	-\$297	\$389	\$1,217	\$3,076	\$772
\$90,000 to \$100,000	-\$165	-\$316	-\$160	-\$378	\$837	-\$87
\$100,000 to \$110,000	-\$78	-\$178	-\$71	-\$186	\$1,182	\$112
\$110,000 to \$115,000	-\$84	-\$209	-\$257	-\$368	\$969	-\$6



Average Impact of Homestead Exemption B by Income and Property Value

Household Income	Equalized Housesite Value Group											Grand Total
	\$0 to \$50,000	\$50,000 to \$100,000	\$100,000 to \$150,000	\$150,000 to \$200,000	\$200,000 to \$250,000	\$250,000 to \$300,000	\$300,000 to \$350,000	\$350,000 to \$400,000	\$400,000 to \$450,000	\$450,000 to \$500,000	\$500,000 to Above	
0 to \$5,000	\$140	\$278	\$469	\$665	\$852	\$1,087	\$1,288	\$1,405	\$1,571	\$1,756	\$2,892	\$1,040
\$5,000 to \$10,000	\$138	\$274	\$439	\$624	\$820	\$1,048	\$1,264	\$1,441	\$1,624	\$1,853	\$3,667	\$748
\$10,000 to \$15,000	\$22	\$113	\$290	\$482	\$688	\$894	\$1,089	\$1,296	\$1,454	\$1,723	\$2,344	\$553
\$15,000 to \$20,000	\$13	\$50	\$219	\$406	\$607	\$824	\$1,037	\$1,217	\$1,389	\$1,618	\$2,334	\$508
\$20,000 to \$25,000	-\$24	-\$12	\$151	\$333	\$530	\$758	\$947	\$1,130	\$1,332	\$1,594	\$2,381	\$491
\$25,000 to \$30,000	-\$31	-\$124	\$94	\$346	\$619	\$890	\$1,176	\$1,408	\$1,648	\$1,986	\$3,234	\$610
\$30,000 to \$35,000	-\$31	-\$193	-\$7	\$239	\$507	\$786	\$1,059	\$1,327	\$1,614	\$1,910	\$2,865	\$524
\$35,000 to \$40,000	-\$39	-\$260	-\$101	\$133	\$409	\$691	\$946	\$1,238	\$1,504	\$1,768	\$2,695	\$437
\$40,000 to \$45,000	\$3	-\$223	-\$31	\$268	\$595	\$956	\$1,298	\$1,634	\$1,984	\$2,275	\$3,481	\$688
\$45,000 to \$50,000	-\$112	-\$370	-\$255	\$20	\$349	\$682	\$1,007	\$1,321	\$1,663	\$2,052	\$3,220	\$479
\$50,000 to \$55,000	-\$184	-\$490	-\$474	-\$185	\$122	\$450	\$778	\$1,109	\$1,447	\$1,821	\$2,970	\$295
\$55,000 to \$60,000	-\$160	-\$379	-\$420	-\$80	\$292	\$678	\$1,065	\$1,461	\$1,896	\$2,306	\$3,434	\$524
\$60,000 to \$65,000	-\$149	-\$407	-\$508	-\$203	\$166	\$555	\$950	\$1,352	\$1,759	\$2,168	\$3,462	\$478
\$65,000 to \$70,000	-\$160	-\$400	-\$576	-\$320	\$34	\$428	\$826	\$1,210	\$1,643	\$2,037	\$3,415	\$413
\$70,000 to \$75,000	-\$120	-\$298	-\$446	-\$230	\$203	\$646	\$1,114	\$1,567	\$2,052	\$2,544	\$4,068	\$731
\$75,000 to \$80,000	-\$121	-\$300	-\$465	-\$340	\$77	\$531	\$983	\$1,468	\$1,925	\$2,430	\$3,955	\$622
\$80,000 to \$85,000	-\$115	-\$297	-\$472	-\$446	-\$47	\$393	\$855	\$1,318	\$1,797	\$2,299	\$4,084	\$635
\$85,000 to \$90,000	-\$66	-\$196	-\$308	-\$316	\$114	\$638	\$1,167	\$1,684	\$2,218	\$2,761	\$4,553	\$908
\$90,000 to \$95,000	-\$71	-\$198	-\$297	-\$376	-\$77	-\$134	-\$267	-\$378	-\$231	\$326	\$2,143	-\$44
\$95,000 to \$100,000	-\$80	-\$208	-\$319	-\$416	-\$202	-\$258	-\$386	-\$509	-\$314	\$199	\$2,049	-\$131
\$100,000 to \$105,000	-\$41	-\$92	-\$151	-\$208	-\$23	-\$24	-\$95	-\$164	\$104	\$733	\$2,534	\$155
\$105,000 to \$110,000	-\$45	-\$98	-\$155	-\$207	-\$155	-\$152	-\$219	-\$282	-\$38	\$581	\$2,424	\$68
\$110,000 to \$115,000	-\$39	-\$95	-\$129	-\$208	-\$232	-\$279	-\$347	-\$394	-\$148	\$402	\$2,365	-\$6

Note: Cells highlighted in blue represent household groups that would have an average decrease in estimated liability. Cells in white represent household groups that would have an average increase in estimated liability.



Questions?



Appendix



Administration's Proposal for a Homestead Exemption



Administration's Homestead Exemption Proposal

- The Department of Taxes recommended the education part of the income-based credit system be reconfigured as a homestead exemption tiered based on income, effective July 1, 2027

Administration's Proposed Framework*

Household Income	Exemption	Maximum Exemption
Up to \$47,000	60% with an additional 10% for seniors	\$200,000
\$47,000 to \$90,000	50%	\$200,000
\$90,000 to \$125,000	10%	\$50,000
Over \$125,000	Not eligible	Not eligible

*Note: this table is copied from the Department of Taxes' slides titled "Property Tax Credit Proposal" from January 29, 2025:

<https://legislature.vermont.gov/Documents/2026/Workgroups/House%20Ways%20and%20Means/Tax%20Department/Property%20Tax%20Credit/W~Jake%20Feldman~Property%20Tax%20Credit%20Proposal~1-29-2025.pdf>

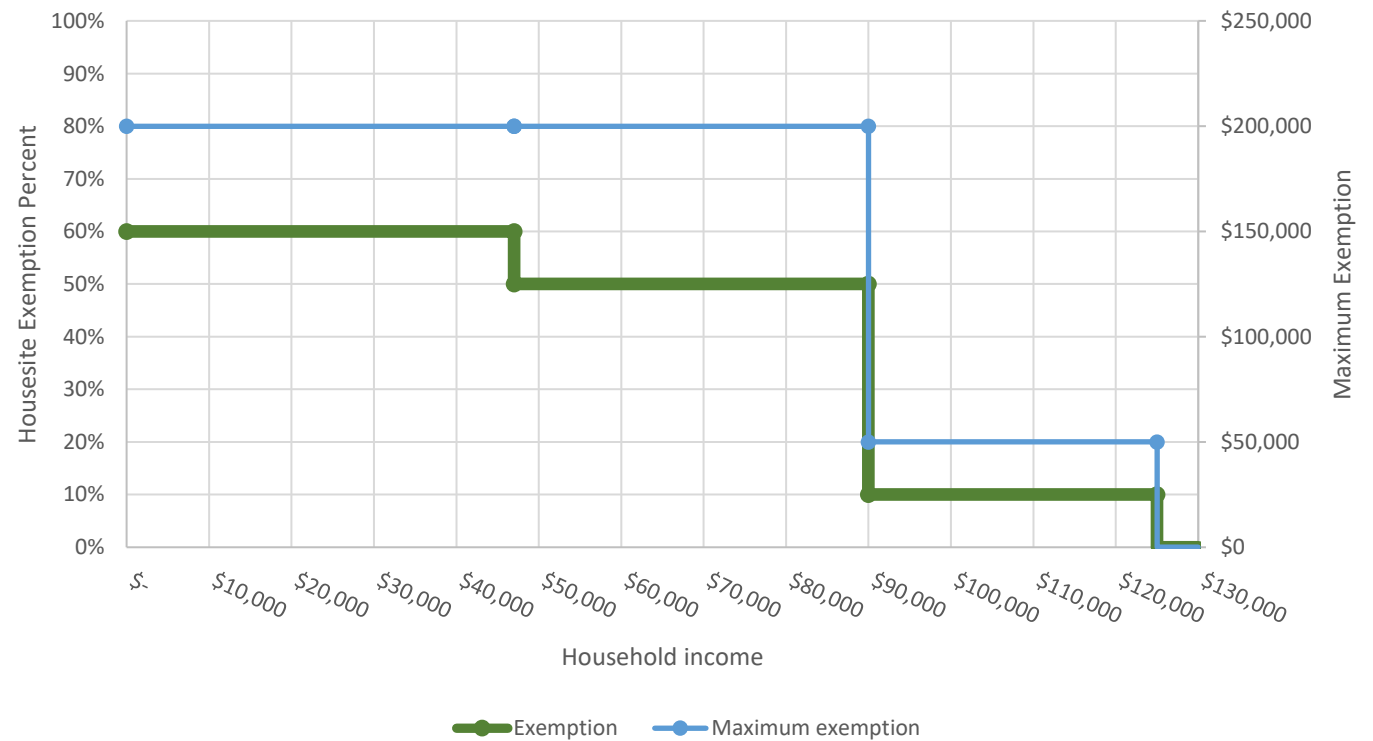


Structure of Administration's Homestead Exemption Proposal

Administration's Proposed Framework*

Household Income	Exemption	Maximum Exemption
Up to \$47,000	60% with an additional 10% for seniors	\$200,000
\$47,000 to \$90,000	50%	\$200,000
\$90,000 to \$125,000	10%	\$50,000
Over \$125,000	Not eligible	Not eligible

Structure of Administration's Proposed Homestead Exemption



*Note: this table is copied from the Department of Taxes' slides titled "Property Tax Credit Proposal" from January 29, 2025:

<https://legislature.vermont.gov/Documents/2026/Workgroups/House%20Ways%20and%20Means/Tax%20Department/Property%20Tax%20Credit/W~Jake%20Feldman~Property%20Tax%20Credit%20Proposal~1-29-2025.pdf>



Average Impact of the Administration's Proposal by Income and Property Value

- Under the Administration's homestead exemption proposal:
 - Lower income households are estimated to see an average increase to property tax bills,
 - Households between \$90,000 and \$115,000 are estimated to see an average decrease to property tax bills, and
 - Households with incomes greater than \$115,000 are estimated to see no change in property tax bills.

Average Impact of the Administration's Proposal by Income and Property Value*

Inc↓ Prop→	0 to 100K	100K to 225K	225K to 300K	300K to 400K	Over 400K	Total
\$0 to \$10K	\$ 100	\$ 700	\$ 1,200	\$ 1,700	\$ 1,900	\$ 800
\$10K to \$25K	\$ -	\$ 400	\$ 900	\$ 1,400	\$ 1,600	\$ 600
\$25K to \$47K	\$ (300)	\$ -	\$ 400	\$ 900	\$ 1,200	\$ 200
\$47K to \$90K	\$ (400)	\$ (500)	\$ (100)	\$ 400	\$ 400	\$ (100)
\$90K to \$115K	\$ (100)	\$ (200)	\$ -	\$ (100)	\$ (300)	\$ (100)
Total	\$ (200)	\$ (200)	\$ 100	\$ 400	\$ 300	\$ -



*Note: This table is copied from the Tax Department's slides titled "Property Tax Credit Proposal: Additional Details and Preliminary Tax Impacts" from February 4, 2025:

<https://legislature.vermont.gov/Documents/2026/Workgroups/House%20Ways%20and%20Means/Tax%20Department/Property%20Tax%20Credit/W~Jake%20Feldman~Property%20Tax%20Credit%20Proposal~1-29-2025.pdf>



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The Homestead Exemption Included in H.454 as Passed by the House



Homestead Exemption Included in H.454 as Passed by the House

- Changes parameters of the homestead exemption from the Administration's proposal
 - Maintains the general structure of the Administration's proposal, and changes the bounds of household income groups and the housesite exemption percentages
 - Unlike the Administration's proposal it neither includes a maximum exemption nor a senior specific exemption
- Estimated to cost approximately \$45 million more than current law
 - Because of the iterative nature of modeling changes to the PTC, this modeling assumes the \$45 million is estimated to be raised by an income stream *other* than the homestead property tax



Homestead Exemption Included in H.454 as Passed by the House

- The homestead exemption included in the bill steps down the amount eligible for exemption as household income increases

Homestead Exemption Included In H.454 As Passed by the House

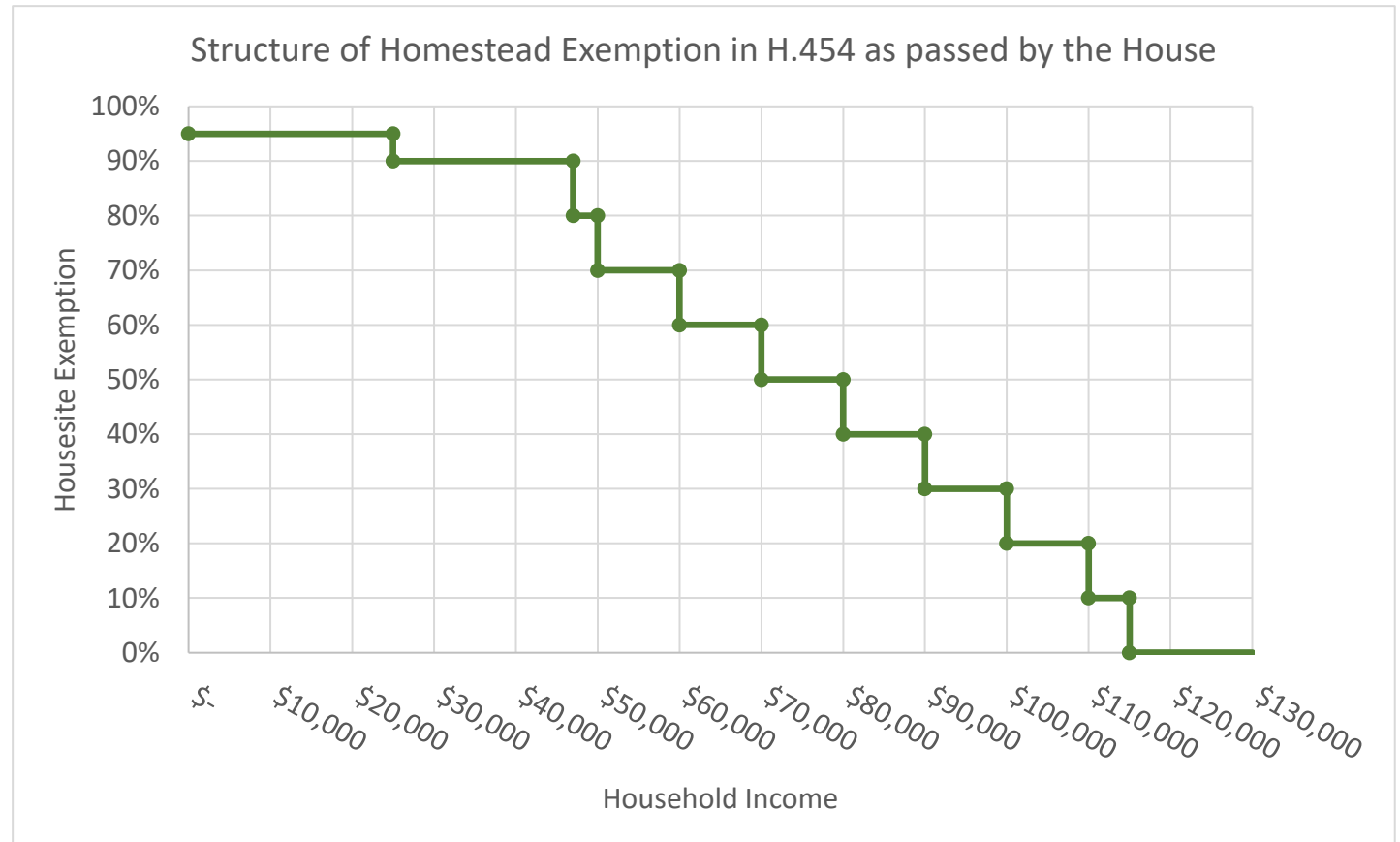
Household Income Group	Housesite exemption
\$0 to \$25,000	95%
\$25,000 to \$47,000	90%
\$47,000 to \$50,000	80%
\$50,000 to \$60,000	70%
\$60,000 to \$70,000	60%
\$70,000 to \$80,000	50%
\$80,000 to \$90,000	40%
\$90,000 to \$100,000	30%
\$100,000 to \$110,000	20%
\$110,000 to 115,000	10%
Over \$115,000	0%



Structure of Homestead Exemption Included in H.454 as Passed by the House

Homestead Exemption Included H.454 As passed by House

Household Income Group	Housesite exemption
\$0 to \$25,000	95%
\$25,000 to \$47,000	90%
\$47,000 to \$50,000	80%
\$50,000 to \$60,000	70%
\$60,000 to \$70,000	60%
\$70,000 to \$80,000	50%
\$80,000 to \$90,000	40%
\$90,000 to \$100,000	30%
\$100,000 to \$110,000	20%
\$110,000 to \$115,000	10%
Over \$115,000	0%



Average Impact of the Bill's Proposal by Income and Property Value

- Under H.454 as passed by the House:
 - Lower income households are estimated to see an average decrease to property tax bills
 - Households between \$50,000 and \$90,000 with a housesite value between \$300,000 and \$400,000 are estimated to see an average decrease to property tax bills
- For these estimated impacts, the additional \$45 million cost of the exemption would need to be raised somewhere other than the homestead property tax

Average Impact of House Passed H.454's Homestead Exemption Proposal by Income and Property Value

Household Income Group	Equalized Housesite Value Group					Grand Total
	\$0 to \$100,000	\$100,000 to \$225,000	\$225,000 to \$300,000	\$300,000 to \$400,000	Over \$400,000	
\$0 to \$25,000	\$ (130)	\$ (140)	\$ (70)	\$ (20)	\$ (1,780)	\$ (220)
\$25,000 to \$47,000	\$ (390)	\$ (520)	\$ (400)	\$ (290)	\$ (1,590)	\$ (530)
\$47,000 to \$50,000	\$ (600)	\$ (760)	\$ (560)	\$ (350)	\$ (1,400)	\$ (690)
\$50,000 to \$60,000	\$ (540)	\$ (710)	\$ (390)	\$ (70)	\$ (840)	\$ (520)
\$60,000 to \$70,000	\$ (480)	\$ (700)	\$ (300)	\$ 130	\$ (500)	\$ (410)
\$70,000 to \$80,000	\$ (400)	\$ (680)	\$ (210)	\$340	\$ (60)	\$ (260)
\$80,000 to \$90,000	\$ (330)	\$ (630)	\$ (120)	\$ 530	\$320	\$ (70)
\$90,000 to \$100,000	\$ (250)	\$ (540)	\$ (500)	\$ (830)	\$ (1,560)	\$ (770)
\$100,000 to \$110,000	\$ (160)	\$ (400)	\$ (410)	\$ (640)	\$ (1,080)	\$ (590)
\$110,000 to \$115,000	\$ (80)	\$ (210)	\$ (260)	\$ (370)	\$ (600)	\$ (340)
Grand Total	\$ (330)	\$ (480)	\$ (260)	\$ (100)	\$ (530)	\$ (350)

Note: average liability changes have been rounded to the nearest 10.



Average Impact of the Bill's Proposal by Income and Property Value

Household Income	Equalized Housesite Value Group											
	\$0 to \$50,000	\$50,000 to \$100,000	\$100,000 to \$150,000	\$150,000 to \$200,000	\$200,000 to \$250,000	\$250,000 to \$300,000	\$300,000 to \$350,000	\$350,000 to \$400,000	\$400,000 to \$450,000	\$450,000 to \$500,000	Above \$500,000	Grand Total
0 to \$5,000	\$ 50	\$ 40	\$ 70	\$ 120	\$ 140	\$ 180	\$ 210	\$ 200	\$ (100)	\$ (880)	\$ (4,310)	\$ (390)
5,000 to \$10,000	\$ 40	\$ 20	\$ 40	\$ 70	\$ 100	\$ 150	\$ 180	\$ 180	\$ (120)	\$ (650)	\$ (6,350)	\$ (50)
10,000 to \$15,000	\$ (60)	\$ (130)	\$ (110)	\$ (80)	\$ (40)	\$ (10)	\$ 20	\$ -	\$ (320)	\$ (950)	\$ (2,730)	\$ (140)
\$15,000 to \$20,000	\$ (80)	\$ (200)	\$ (180)	\$ (150)	\$ (120)	\$ (82)	\$ (50)	\$ (40)	\$ (370)	\$ (950)	\$ (3,200)	\$ (210)
\$20,000 to \$25,000	\$ (110)	\$ (260)	\$ (250)	\$ (230)	\$ (190)	\$ (160)	\$ (120)	\$ (120)	\$ (410)	\$ (1,060)	\$ (2,780)	\$ (270)
\$25,000 to \$30,000	\$ (150)	\$ (420)	\$ (390)	\$ (330)	\$ (260)	\$ (190)	\$ (120)	\$ (70)	\$ (299)	\$ (903)	\$ (3,400)	\$ (360)
\$30,000 to \$35,000	\$ (140)	\$ (490)	\$ (490)	\$ (430)	\$ (360)	\$ (290)	\$ (220)	\$ (160)	\$ (422)	\$ (1,000)	\$ (2,950)	\$ (450)
\$35,000 to \$40,000	\$ (150)	\$ (560)	\$ (580)	\$ (530)	\$ (460)	\$ (390)	\$ (330)	\$ (260)	\$ (501)	\$ (1,080)	\$ (3,040)	\$ (540)
\$40,000 to \$45,000	\$ (140)	\$ (630)	\$ (670)	\$ (620)	\$ (560)	\$ (490)	\$ (420)	\$ (350)	\$ (584)	\$ (1,180)	\$ (3,130)	\$ (640)
\$45,000 to \$50,000	\$ (240)	\$ (710)	\$ (810)	\$ (730)	\$ (640)	\$ (530)	\$ (430)	\$ (330)	\$ (535)	\$ (1,100)	\$ (2,870)	\$ (700)
\$50,000 to \$55,000	\$ (260)	\$ (690)	\$ (800)	\$ (630)	\$ (450)	\$ (270)	\$ (80)	\$ 120	\$ 20	\$ (430)	\$ (2,040)	\$ (470)
\$55,000 to \$60,000	\$ (280)	\$ (680)	\$ (910)	\$ (750)	\$ (580)	\$ (400)	\$ (210)	\$ (10)	\$ (120)	\$ (550)	\$ (1,810)	\$ (570)
\$60,000 to \$65,000	\$ (230)	\$ (610)	\$ (830)	\$ (640)	\$ (410)	\$ (160)	\$ 100	\$ 360	\$ 330	\$ (70)	\$ (1,320)	\$ (360)
\$65,000 to \$70,000	\$ (240)	\$ (600)	\$ (900)	\$ (770)	\$ (540)	\$ (290)	\$ (30)	\$ 220	\$ 180	\$ (230)	\$ (1,460)	\$ (460)
\$70,000 to \$75,000	\$ (200)	\$ (500)	\$ (770)	\$ (670)	\$ (380)	\$ (60)	\$ 270	\$ 590	\$ 630	\$ 310	\$ (690)	\$ (200)
\$75,000 to \$80,000	\$ (200)	\$ (510)	\$ (790)	\$ (790)	\$ (500)	\$ (190)	\$ 140	\$ 470	\$ 500	\$ 150	\$ (880)	\$ (310)
\$80,000 to \$85,000	\$ (150)	\$ (400)	\$ (640)	\$ (670)	\$ (330)	\$ 40	\$ 430	\$ 830	\$ 930	\$ 670	\$ (340)	\$ (30)
\$85,000 to \$90,000	\$ (140)	\$ (400)	\$ (630)	\$ (770)	\$ (460)	\$ (80)	\$ 310	\$ 700	\$ 790	\$ 520	\$ (290)	\$ (120)
\$90,000 to \$95,000	\$ (110)	\$ (300)	\$ (460)	\$ (600)	\$ (360)	\$ (490)	\$ (690)	\$ (870)	\$ (1,090)	\$ (1,270)	\$ (1,960)	\$ (710)
\$95,000 to \$100,000	\$ (120)	\$ (310)	\$ (480)	\$ (640)	\$ (490)	\$ (620)	\$ (810)	\$ (1,000)	\$ (1,189)	\$ (1,410)	\$ (2,110)	\$ (820)
\$100,000 to \$105,000	\$ (80)	\$ (200)	\$ (320)	\$ (430)	\$ (310)	\$ (380)	\$ (520)	\$ (650)	\$ (770)	\$ (890)	\$ (1,260)	\$ (530)
\$105,000 to \$110,000	\$ (90)	\$ (200)	\$ (320)	\$ (430)	\$ (440)	\$ (510)	\$ (640)	\$ (780)	\$ (886)	\$ (1,030)	\$ (1,470)	\$ (650)
\$110,000 to \$115,000	\$ (40)	\$ (100)	\$ (130)	\$ (210)	\$ (230)	\$ (280)	\$ (350)	\$ (390)	\$ (474)	\$ (560)	\$ (730)	\$ (340)

Note: average liability changes have been rounded to the nearest 10. 2) Cells highlighted in blue represent household groups that would have an average decrease in estimated liability. Cells in white represent household groups that would have an average increase in estimated liability.

