



# Property Tax Relief

*Lindsey Baker, Research Director, Missouri Budget Project*

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



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

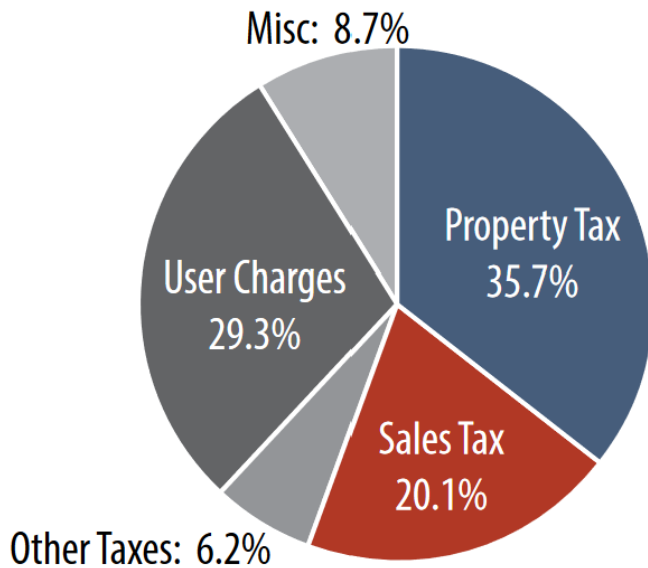
	Renters		Owners		Total	
	#	%	#	%	#	%
<b>Householder &lt; 65</b>	263,192	39.2%	165,087	14.7%	428,279	23.9%
<b>Householder 65+</b>	65,522	47.7%	110,651	20.9%	176,173	26.4%
<b>Total</b>	328,714	40.7%	275,738	16.7%	604,452	24.6%

*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.*

# Revenue Raised by Local Governments in Missouri, 2019



## Revenue Raised by Local Governments in Missouri, 2019



### Property tax caps & freezes:

- Risks cuts to services.
- Shift revenue to more regressive sources.
- Only help homeowners (exclude renters).
- Often too broad based and do not provide immediate assistance.

# 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

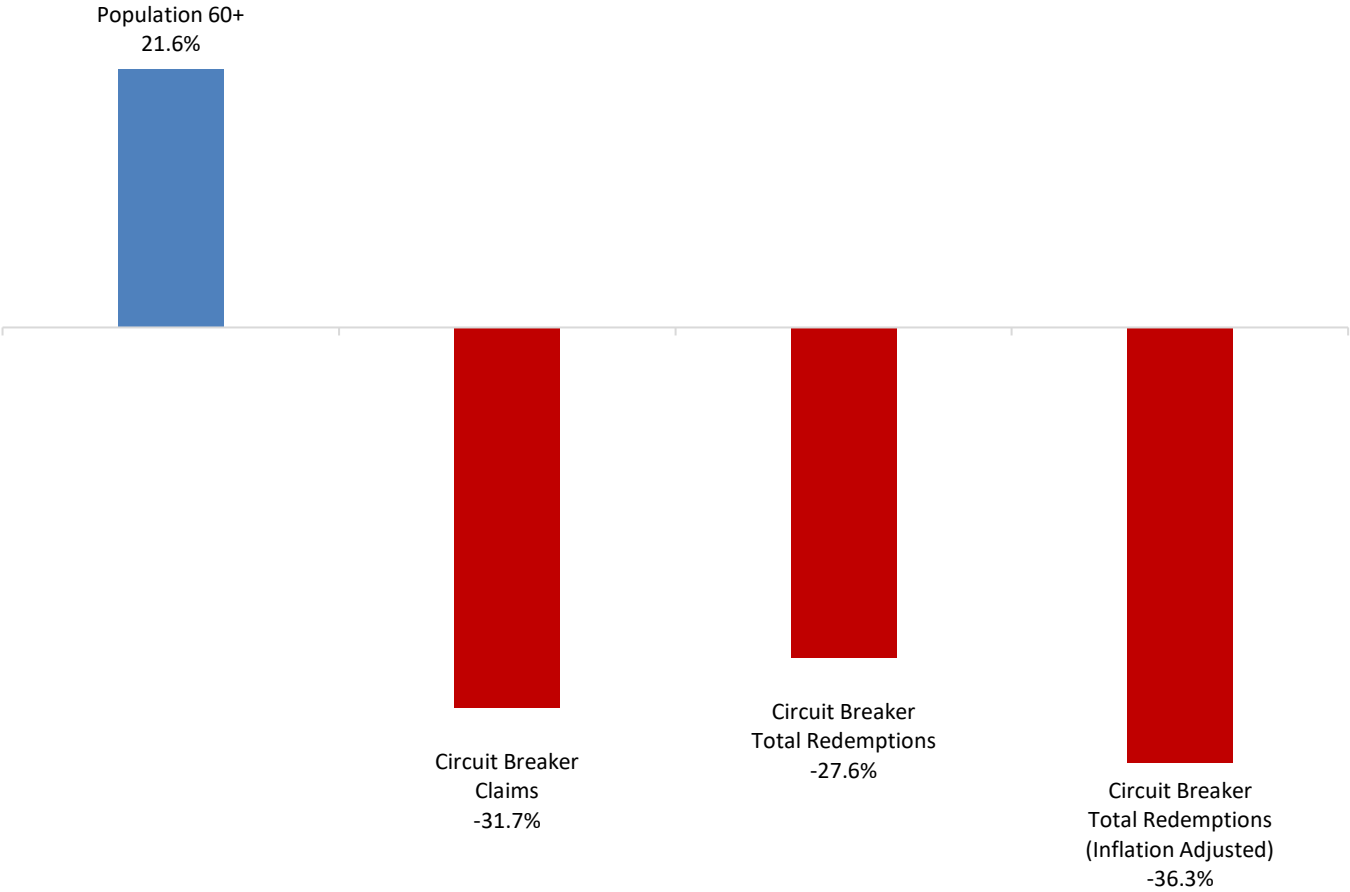


## Missouri “Circuit Breaker” Property Tax Credit Claims, 2019

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.

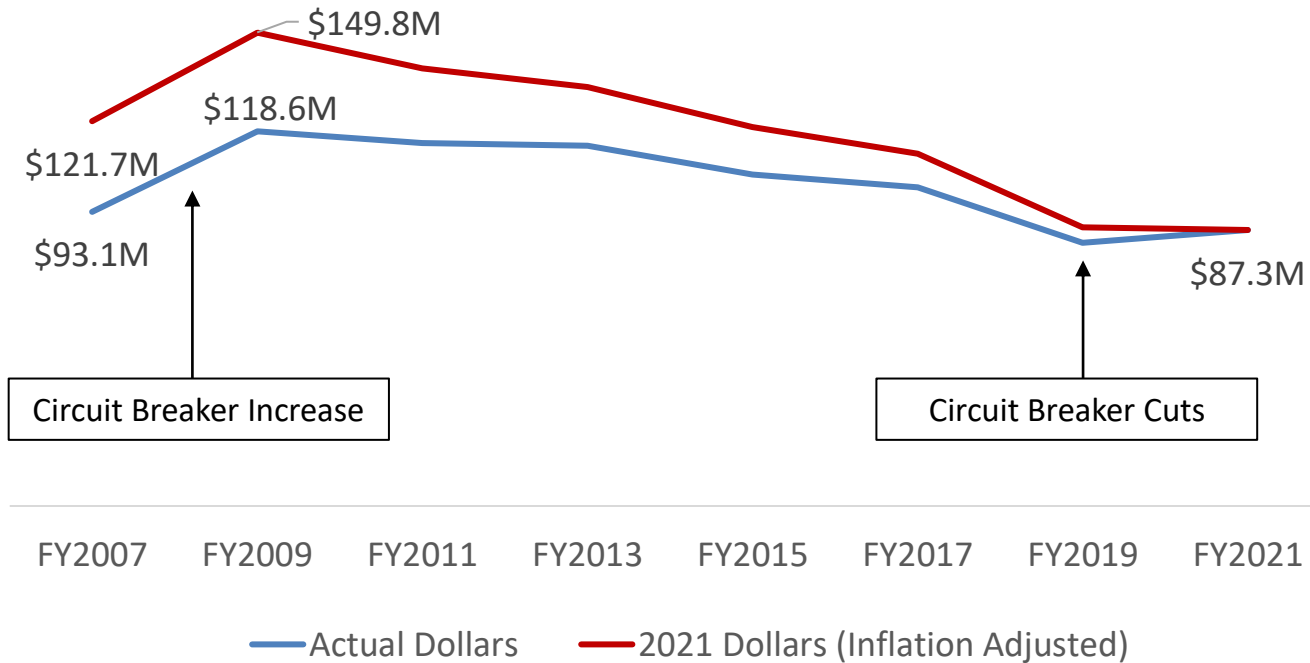
# Change in Circuit Breaker Claims and Redemptions and number of Missourians 60+: 2011- FY2019



# 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.

## Get Involved



- Sign up for e-mails [www.mobudget.org](http://www.mobudget.org)
- Follow us on Social Media
  -  /MOBUDGET
  -  @MISSOURIBUDGET
- Join our weekly calls or Circuit Breaker coalition

**Lindsey Baker**  
[lbaker@mobudget.org](mailto:lbaker@mobudget.org)  
816-349-0370