

Senior Homeowners' Property Tax Grant

September 2008

This publication is provided as a guide only. It is not intended as a substitute for the *Taxation Act, 2007*.

The Ontario Senior Homeowners' Property Tax Grant is an annual amount provided to help offset property taxes for seniors with low and moderate incomes who own their own homes. For 2009, the maximum grant is \$250. For 2010 and subsequent years, the maximum grant will be \$500.

Senior homeowners will apply for the 2009 grant when they file their 2008 personal income tax returns.

Eligibility

You can apply for the Ontario Senior Homeowners' Property Tax Grant if you meet the following conditions:

- you were a resident of Ontario on December 31, 2008
- you own and occupy your principal residence for which you paid property taxes in 2008
- you were 64 or older on December 31, 2008
- your spouse or common-law partner has not received a Property Tax Grant for 2009
- you meet the income requirements (refer to charts on page 2).

How to apply

To receive the grant, you have to apply for it each year by completing and attaching Form ON479, Ontario Credits and Senior Homeowners' Property Tax Grant, to your personal income tax return. (Note: this form is included in the Ontario returns).

Your grant for 2009 will be based on the information provided in your income tax return. You should receive your grant by cheque or direct deposit within 4 to 8 weeks after you receive your 2008 Notice of Assessment from the Canada Revenue Agency.

Amount of the grant

Eligible senior homeowners will be able to obtain a grant of up to \$250 in 2009.

- Single seniors who paid \$250 or more in property taxes in 2008 and had incomes of up to \$35,000 will receive the maximum grant in 2009. Single seniors with incomes between \$35,000 and \$50,000 will receive a proportionately smaller grant. The maximum grant for single seniors will be increased to \$500 for 2010 and subsequent years.

- Senior couples who paid \$250 or more in property taxes in 2008 and had combined incomes of up to \$45,000 will receive the maximum grant in 2009. Senior couples with combined incomes between \$45,000 and \$60,000 will receive a proportionately smaller grant. The maximum grant for senior couples will be increased to \$500 for 2010 and subsequent years.

The following charts¹ outline typical grant amounts and existing property tax credits at various income levels for single seniors and for senior couples paying \$2,000 in property taxes:

Typical Grant Amounts and Existing Property Tax Credits (\$)

Single Seniors Paying \$2,000 in Property Taxes

Income	2009			2010 and Subsequent Years		
	New Seniors' Property Tax Grant	Existing Property Tax Credit ²	Total Tax Relief	New Seniors' Property Tax Grant	Existing Property Tax Credit ²	Total Tax Relief
\$20,000	250	825	1,075	500	825	1,325
\$25,000	250	718	968	500	718	1,218
\$30,000	250	540	790	500	540	1,040
\$35,000	250	361	611	500	361	861
\$40,000	167	183	350	334	183	517
\$45,000	84	4	88	167	4	171
\$50,000	0	0	0	0	0	0

Senior Couples Paying \$2,000 in Property Taxes

Income	2009			2010 and Subsequent Years		
	New Seniors' Property Tax Grant	Existing Property Tax Credit ²	Total Tax Relief	New Seniors' Property Tax Grant	Existing Property Tax Credit ²	Total Tax Relief
\$25,000	250	803	1,053	500	803	1,303
\$30,000	250	642	892	500	642	1,142
\$35,000	250	481	731	500	481	981
\$40,000	250	320	570	500	320	820
\$45,000	250	159	409	500	159	659
\$50,000	167	0	167	334	0	334
\$55,000	84	0	84	167	0	167
\$60,000	0	0	0	0	0	0

¹ Charts as reflected in the 2008 Ontario Budget

² Calculated as a share of property and sales tax credits proportionate to eligible property tax, using an estimate of the proposed increase to the 2008 senior couples' income threshold.

More information

To obtain the most current version of this publication, or additional information, visit our website at ontario.ca/revenue and enter 2642 in the find page field at the bottom of the webpage or contact the Ministry of Revenue at:

1 866 ONT-TAXS (1 866 668-8297)

1 800 263-7776 teletypewriter (TTY)

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