



Platte County Senior Citizens' Property Tax Freeze Program FAQ

1. WHAT IS THE PLATTE COUNTY SENIOR CITIZEN TAX CREDIT FREEZE?

The Platte County Senior Citizen Tax Credit Freeze is designed to give senior citizens who are homeowners in Platte County a tax credit on their property taxes. The tax credit essentially locks the tax amount of an eligible taxpayer's home in order to keep them from experiencing increases in their property taxes. (However, the State Blind Pension Fund is exempt as is any debt levy that a taxing jurisdiction passes.) The program is authorized under Senate Bill 190, which the Missouri Legislature passed and expanded under Senate Bill 756.

2. WHO IS ELIGIBLE TO APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

A Platte County homeowner applicant must be at least 62 years of age and own their primary residence in Platte County. (The ownership may be direct or beneficial, such as ownership through a trust.) They must be responsible for the payment of their home's property taxes.

3. WHAT HAPPENS IF I'VE MADE AN IMPROVEMENT OR ADDITION TO MY HOMESTEAD IN THE PAST YEAR?

For improvements or additions made to a homestead of an eligible taxpayer prior to 2024, the tax credit amount will be calculated on the homestead including any improvements or additions previously made.

For improvements or additions made to a homestead of an eligible taxpayer after 2024, the tax credit amount will be calculated on the homestead but excluding the tax liability associated with improvements or additions subsequently made. Said another way, if improvements or additions are made to the homestead of an eligible taxpayer after they become eligible for the tax credit, any tax increase relating to the improvement or addition to the homestead will not be included when calculating the tax credit amount.

4. DO I HAVE TO APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

Yes. The tax credit is only offered to qualifying taxpayers who submit an application to Platte County. Applications for the first year will be accepted from September 3, 2024 through May 15, 2025.

5. HOW OFTEN DO I HAVE TO APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

Taxpayers must apply for the Senior Citizen Tax Credit each year. Applications for the first year will be accepted from September 3, 2024 through May 15, 2025. Thereafter applications will be accepted annually from October 1 through December 31, beginning in 2025.



6. WILL I RECEIVE NOTICE THAT I NEED TO RE-APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

Platte County intends to provide various public service announcements and reminders relating to the Senior Citizen Tax Credit. Platte County does not provide individual taxpayers with notice of the need to re-apply for the Senior Citizen Tax Credit. Each taxpayer desiring to receive the tax credit must remember to apply. Platte County encourages the use of a calendar reminder so that taxpayers do not miss the application deadline.

7. HOW DO I APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

Paper copies of the application are available at 415 Third St, Platte City MO 64079 in the Platte County Clerk's Office. The application is also available online at www.co.platte.mo.us

8. WHAT INFORMATION DO I NEED TO APPLY FOR THE SENIOR CITIZEN TAX CREDIT?

The application requires your name, mailing address, phone number, email address, and date of birth. You will also need to supply the Parcel Identification Number for your home residence (available on the Platte County Assessor's website). There are a number of questions a taxpayer will need to answer to determine eligibility for the tax credit. Finally, you will need to submit proof of residency, for example, a voter registration card, driver license, utility bill, or mortgage statement. Platte County will consider other reasonable proofs of residency.

9. HOW WILL I KNOW IF MY APPLICATION WAS APPROVED?

Platte County has limited resources to notify applications of the application status or approval. Applicants will not receive any formal notification other than the statement of taxes due indicating the tax credit. Applicants may contact the Platte County Clerk at 415 Third St, Platte City MO 64079, or by telephone at 816-827-4075 or send an email to SeniorTaxCredit@co.platte.mo.us to confirm that their application was received or to check the status.

10. IF I AM APPROVED, HOW WILL I KNOW THE AMOUNT OF TAX CREDIT I AM RECEIVING?

The tax credit amount will be listed on the statement of tax due for the applicable tax year. This will be sent by the Platte County Collector of Revenue in November.

11. HOW DO I RECEIVE MY TAX CREDIT IF I AM ELIGIBLE?

Taxpayers must apply for the Senior Citizen Tax Credit each year.

12. WHO DO I CONTACT FOR MORE INFORMATION?

For more information, you may contact the Platte County Clerk at 415 Third St, Platte City MO 64079, or by telephone at 816-827-4075 or SeniorTaxCredit@co.platte.mo.us