

Elderly Homeowner/Renter Credit



1

Introduction

- Shailyn Daigle, Taxpayer Accounting, Unit Manager

2

Overview

- What is the Elderly Homeowner/Renter Credit (EHRC)?
- How to claim the EHRC
 - Step-by-step examples
- How to file the EHRC on TransAction Portal (TAP)
- Cadastral and tax exempt facilities
- Audit procedures

3

What is the Elderly Homeowner/Renter Credit?

- Fully refundable income tax credit for lower-income elderly Montanans
- Calculated by a formula based on:
 - Household income
 - Rent or property tax
- Equal to up to \$1,150

4

EHRC Overview



Attestation requirements:

Age requirement
Residency and occupancy requirements
Household income requirement



Calculation

Lesser of:
\$1,150
Net household income
Property tax billed or rent-equivalent paid
Phase-out limitation

5

Age & Residency Requirements

- Must be age 62 as of December 31 of credit year
 - If the individual is married, only one spouse must be 62 or older, so as long as the other requirements have been met
- Must live in Montana for at least 9 months of credit year
- Must have rented or owned a Montana residence for at least 6 months

6

Income Requirement

- Gross Household Income cannot exceed \$45,000
 - Household = all people living in same dwelling, sharing facilities, accommodations, and expenses
 - Income = federal AGI + nontaxable income
 - Does not include losses from federal Schedules C, D, E, or F

7

Nontaxable Income Included in Gross Household Income

- Any losses claimed in federal AGI
- Exempt interest
- Pension, annuity, or IRA income
- Social Security Benefits
- Railroad retirement benefits
- Refundable tax credits received
- Capital gains excluded from federal AGI
- Disability benefits
- Alimony
- Support money
- Strike benefits
- Cash public assistance & relief
- Long-term care insurance benefits

8

Property Tax Billed or Rent Equivalent Paid

- Property tax billed – ad valorem, special assessments, and fees billed on the property tax statement for the primary residence and up to one-acre
- Rent-equivalent – 15% of the amount of money paid to occupy a home.



9

How to Claim the EHRC

- No Filing Requirement
 - Pages 1-2, & 10 of Form 2
- Filing Requirement
 - Must submit Form 2
 - And complete the EHRC Schedule (pg. 10)
- TransAction Portal (TAP)

10

2023 Montana Form 2 Example 1

Federal Income	1	Wages, salaries, tips, etc. Include federal Form(s) W-2			1	15000	00
	2a	Tax-exempt interest	2a	00	00	2b	00
	3a	Qualified dividends	3a	00	00	3b	00
	4a	IRA distributions	4a	2000	00	4b	1000
	5a	Pensions and annuities	5a	5000	00	5b	3000
	6a	Social Security benefits	6a	5000	00	6b	1000
	7	Capital gain or (loss). Attach Schedule D if required. If not required, mark here <input type="checkbox"/>	7			7	00
	8	Other income from Schedule 1, line 10 (See page 3)	8			8	00
	9	Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, and 8. This is your total income.	9	20000		9	00
	10	Adjustments to income from Schedule 1, line 25 (See page 3)	10			10	00
	11	Subtract line 10 from line 9. This is your Federal Adjusted Gross Income.	11	20000		11	00

11

2023 Montana Form 2 Example 1

		For lines 1-7 and 9, use the amounts reported on Forms 2, page 1, for ALL members of the household. (See instructions)		Household	
Gross Household Income	1	Enter the Federal Adjusted Gross Income from line 11	1	20000	00
	2	Enter the tax-exempt interest from line 2a	2		00
	3	Enter any IRA distributions reported on line 4a not included on line 4b. Do not include rollovers.	3	1000	00
	4	Enter any pensions and annuities reported on line 5a not included on line 5b. Do not include rollovers.	4	2000	00
	5	Subtract the taxable Social Security benefits reported on line 6b from the amount on line 6a	5	4000	00
	6	Social Security payments not reported, except when paid directly to a nursing home	6		00
	7	Refundable credits received, including the elderly homeowner/renter credit received in 2023	7	200	00
	8	Other income not included above (See instructions)	8		00
	9	Enter all losses included in the Federal Adjusted Gross Income on line 11 (See instructions)	9		00
	10	Add lines 1 through 9. This is your gross household income.	10	27200	00
Net Household Income	11	Your standard exclusion is entered here for you.	11	12600	00
	12	Subtract line 11 from line 10 and enter the result here, but not less than zero	12	14600	00
	13	Enter your multiplier rate from the Household Income Reduction Table (See table below)	13	0	050
	14	Multiply line 12 by line 13. This is your net household income.	14	730	00
Credit Computation	15	Enter the property tax that you were billed for your Montana residence and up to one acre in 2023	15		00
	16	Enter the rent that you paid in 2023 for your Montana residence	16	12000	00
	17	Multiply line 16 by 15% (0.15)	17	1800	00
	18	Add lines 15 and 17	18	1800	00
	19	Subtract line 14 from line 18 and enter the result here, but not less than zero	19	1070	00
	20	Enter the lesser of line 19 or \$1,150	20	1070	00
	21	Enter the percentage from the Credit Multiplier Table that corresponds to your gross household income (See table below)	21	1	00
	22	Multiply line 20 by the percentage on line 21 and enter the total here and on Other Payments and Refundable Credits Schedule, line 7. (See page 11.) This is your elderly homeowner/renter credit.	22	1070	00

12

2023 Montana Form 2 Example 1

Federal Income			
1	Wages, salaries, tips, etc. Include federal Form(s) W-2	1	15000 00
2a	Tax-exempt interest	2b	Taxable interest
3a	Qualified dividends	3b	Ordinary dividends
4a	IRA distributions	4b	Taxable amount
5a	Pensions and annuities	5b	Taxable amount
6a	Social Security benefits	6b	Taxable amount
7	Capital gain or (loss). Attach Schedule D if required. If not required, mark here <input type="checkbox"/>	7	00 00
8	Other income from Schedule 1, line 10 (See page 3)	8	00 00
9	Add lines 1, 2b, 3b, 4b, 5b, 6b, 7, and 8. This is your total income.	9	20000 00
10	Adjustments to income from Schedule 1, line 25 (See page 3)	10	00 00
11	Subtract line 10 from line 9. This is your Federal Adjusted Gross Income.	11	20000 00

For lines 1-7 and 9, use the amounts reported on Forms 2, page 1, for ALL members of the household. (See instructions)		Household	
1	Enter the Federal Adjusted Gross Income from line 11	1	20000 00
2	Enter the tax-exempt interest from line 2a	2	00 00
3	Enter any IRA distributions reported on line 4a not included on line 4b. Do not include rollovers.	3	1000 00
4	Enter any pensions and annuities reported on line 5a not included on line 5b. Do not include rollovers.	4	2000 00
5	Subtract the taxable Social Security benefits reported on line 6b from the amount on line 6a	5	4000 00
6	Social Security payments not reported, except when paid directly to a nursing home	6	00 00
7	Refundable credits received, including the elderly homeowner/renter credit received in 2023	7	200 00
8	Other income not included above (See instructions)	8	00 00
9	Enter all losses included in the Federal Adjusted Gross Income on line 11 (See instructions)	9	00 00
10	Add lines 1 through 9. This is your gross household income.	10	27200 00
11	Your standard exclusion is entered here for you.	11	12600 00
12	Subtract line 11 from line 10 and enter the result here, but not less than zero	12	14600 00
13	Enter your multiplier rate from the Household Income Reduction Table (See table below)	13	0 5 0
14	Multiply line 12 by line 13. This is your net household income.	14	7300 00
15	Enter the property tax that you were billed for your Montana residence and up to one acre in 2023	15	00 00
16	Enter the rent that you paid in 2023 for your Montana residence	16	12000 00
17	Multiply line 16 by 15% (0.15)	17	1800 00
18	Add lines 15 and 17	18	1800 00
19	Subtract line 14 from line 18 and enter the result here, but not less than zero	19	1070 00
20	Enter the lesser of line 19 or \$1,150	20	1070 00
21	Enter the percentage from the Credit Multiplier Table that corresponds to your gross household income (See table below)	21	1 0 0
22	Multiply line 20 by the percentage on line 21 and enter the total here and on Other Payments and Refundable Credits Schedule, line 7. (See page 11.) This is your elderly homeowner/renter credit.	22	1070 00

13

2023 Montana Form 2 Example 1

Other Payments and Refundable Credits Schedule			
Withholding reported on Forms W-2 and 1099 must be entered on page 1, line 21.			
A			
1	2023 estimated tax payments	1	00 00
2	Overpayment applied from 2022 return	2	00 00
3	Total withholding from Montana Schedules K-1	3	00 00
4	Pass-through entity tax from Montana Schedules K-1	4	00 00
5	Loan-out withholding from Form LOWCERT	5	00 00
6	Unlocking public lands credit	6	00 00
7	Elderly homeowner/renter credit (See schedule on page 10, line 22)	7	1070 00
8	Adoption credit. Attach Form ADPT	8	00 00
9	Extension payment	9	00 00
10	If filing an amended return, payments made with original return.	10	00 00
11	Add lines 1 through 10, enter on page 1, line 22. This is your other payments and refundable credits.	11	1070 00

Tax Credits and Payments		18 Tax liability before credits (See instructions)		18	00 00
		19 Nonrefundable credits (see page 9). Do not enter an amount larger than line 18.		19	00 00
		20 Tax after nonrefundable credits. Subtract line 19 from line 18.		20	00 00
		21 Montana tax withheld on Forms W-2 and 1099		21	00 00
		22 Other payments and refundable credits (See page 11)		22	1070 00
		23a Earned Income Tax Credit Enter your federal EITC		23a	00 00
		23b Multiply line 23a by 3% (0.03) and enter the result (Status 2a filers: See instructions)		23b	00 00
		24 Contributions, penalties, and interest (See page 11)		24	00 00
		25 Total payments. Add lines 21, 22, and 23b, then subtract line 24.		25	1070 00
		26 If line 25 is less than line 20, subtract line 25 from line 20. This is your TAX DUE		26	00 00
		27 If line 25 is more than line 20, subtract line 20 from line 25. This is your TAX OVERPAID		27	1070 00

Refund Schedule		A	
1	Enter your overpayment from page 1, line 27 or from the Filing Status 2a Payment Schedule, line 4	1	1070 00
2	Amount from line 1 you want applied to your 2024 estimated tax	2	00 00
3	Amount from line 1 you want deposited into a 529 or 529A account (See below)	3	00 00
4	Subtract lines 2 and 3 from line 1. This is your REFUND	4	1070 00

If you are filing a return in Montana for the first time, direct deposit is not available. Stop here and sign.
If the direct deposit option is available and you wish to use it, provide your bank account information, at

Direct Deposit Information		1 If using direct deposit, you are required to mark one box <input type="checkbox"/> Checking <input type="checkbox"/> Savings	
		RTN# ACCT#	
		If this deposit is going to an account located outside of the United States or its territories, mark this box <input type="checkbox"/>	
529/529A Direct Deposit Information		2 Account Type <input type="checkbox"/> 529 Qualified Tuition Program <input type="checkbox"/> 529A Achieving a Better Life Experience	
		RTN# ACCT#	
		3 Account Type <input type="checkbox"/> 529 Qualified Tuition Program <input type="checkbox"/> 529A Achieving a Better Life Experience	
		RTN# ACCT#	

REQUIRED – Signature, Paid Preparer, and Third-Party Designee

Under penalties of false swearing, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete.

Taxpayer Signature	X	Date	00/00/00	Phone	
Spouse Signature	X	Date	00/00/00	Phone	

14

2023 Montana Form 2 Example 2

For lines 1-7 and 9, use the amounts reported on Forms 2, page 1 , for ALL members of the household. (See instructions)		Household	
Gross Household Income	1 Enter the Federal Adjusted Gross Income from line 11	1	00
	2 Enter the tax-exempt interest from line 2a	2	100 00
	3 Enter any IRA distributions reported on line 4a not included on line 4b. Do not include rollovers.	3	5000 00
	4 Enter any pensions and annuities reported on line 5a not included on line 5b. Do not include rollovers.	4	12000 00
	5 Subtract the taxable Social Security benefits reported on line 6b from the amount on line 6a	5	8000 00
	6 Social Security payments not reported, except when paid directly to a nursing home	6	00
	7 Refundable credits received, including the elderly homeowner/renter credit received in 2023	7	675 00
	8 Other income not included above (See instructions)	8	00
	9 Enter all losses included in the Federal Adjusted Gross Income on line 11 (See instructions)	9	00
	10 Add lines 1 through 9. This is your gross household income.	10	25775 00
Net Household Income	11 Your standard exclusion is entered here for you.	11	12600 00
	12 Subtract line 11 from line 10 and enter the result here, but not less than zero	12	13175 00
	13 Enter your multiplier rate from the Household Income Reduction Table (See table below)	13	0 . 050
	14 Multiply line 12 by line 13. This is your net household income.	14	659 00
Credit Computation	15 Enter the property tax that you were billed for your Montana residence and up to one acre in 2023	15	3000 00
	16 Enter the rent that you paid in 2023 for your Montana residence	16	00
	17 Multiply line 16 by 15% (0.15)	17	00
	18 Add lines 15 and 17	18	3000 00
	19 Subtract line 14 from line 18 and enter the result here, but not less than zero	19	2341 00
	20 Enter the lesser of line 19 or \$1,150	20	1150 00
	21 Enter the percentage from the Credit Multiplier Table that corresponds to your gross household income (See table below)	21	1 . 00
	22 Multiply line 20 by the percentage on line 21 and enter the total here and on Other Payments and Refundable Credits Schedule, line 7. (See page 11.) This is your elderly homeowner/renter credit.	22	1150 00

15

2023 Montana Form 2 Example 2

2023 Montana Individual Income Tax Return

Form 2

Page 1

For the year Jan 1 - Dec 31, 2023, or the tax year beginning 0 1 0 1 2 0 2 3 and ending 1 2 3 1 2 0 2 3

First name and initial

ALAN

Last name

J BITTERROOT

Social Security Number

1 2 3 4 5 6 7 8 9

Deceased? Date of death

Mark if this is an amended return.

1 Single

2a Married filing separately on the same form

2b Married filing separately on separate forms

2c Married filing separately and spouse not filing

3 Head of household

4 Married filing jointly

Residency Status

Mark only one box.

1 Resident full-year

2 Nonresident full-year

3 Resident part-year

ND reciprocity (See instructions)

Military Spouse

Current mailing address

125 N. ROBERTS ST.

City

HELENA

State

MT

ZIP Code + 4

5 9 6 0 1

Refund Schedule

1 Enter your overpayment from page 1, line 27 or from the Filing Status 2a Payment Schedule, line 4

2 Amount from line 1 you want applied to your 2024 estimated tax

3 Amount from line 1 you want deposited into a 529 or 529A account (See below)

4 Subtract lines 2 and 3 from line 1. **This is your REFUND**

1

2

3

4

1150 00

00

00

1150 00

Direct Deposit Information

1 If using direct deposit, you are required to mark one box

Checking

Savings

2 Account Type

529 Qualified Tuition Program

529A Achieving a Better Life Experience

RTN#

ACCT#

3 Account Type

529 Qualified Tuition Program

529A Achieving a Better Life Experience

RTN#

ACCT#

REQUIRED - Signature, Paid Preparer, and Third-Party Designee

Under penalties of false swearing, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete.

Taxpayer Signature

X

Date

0 0 0 0 0 0

Phone

Spouse Signature

X

Date

0 0 0 0 0 0

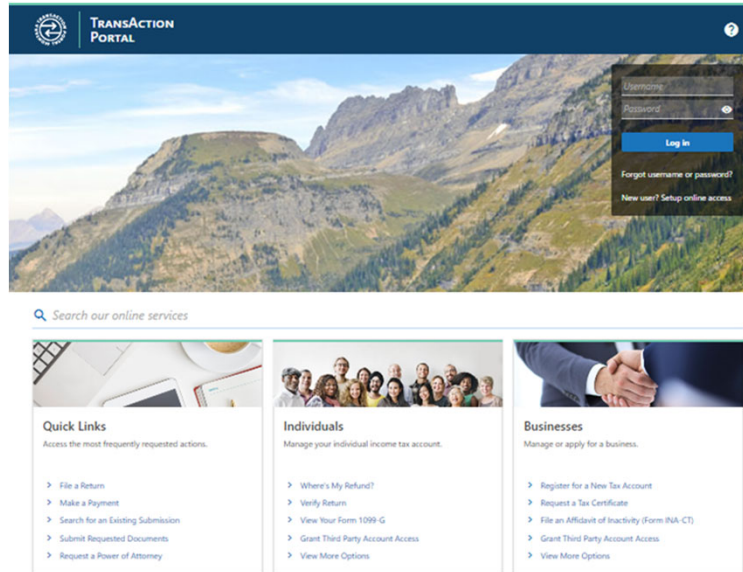
Phone

16

8

How to File the EHRC on TAP

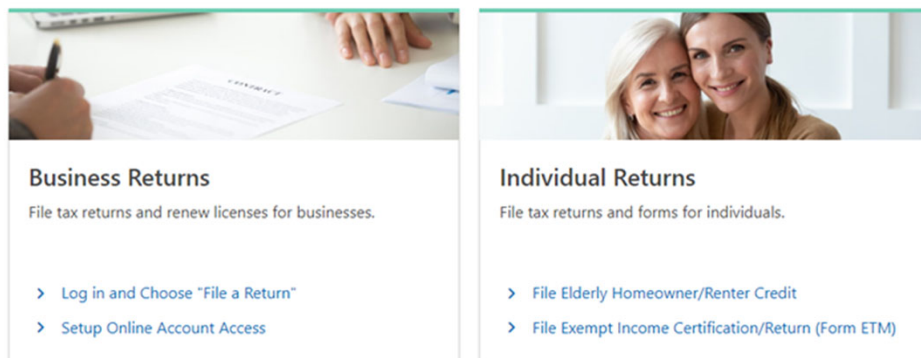
- TAP.dor.mt.gov



17

How to File the EHRC on TAP

Return Options



18

How to File the EHRC on TAP

2023 Montana Elderly Homeowner/Renter Credit

To qualify for this credit you must answer "Yes" to each of the following five statements.

You or your spouse were age 62 or older as of December 31, 2023.

Yes	No
-----	----

I occupied a Montana residence as an owner or renter for a total of six months or more during 2023.

Yes	No
-----	----

I resided in Montana for nine months or more during 2023.

Yes	No
-----	----

② The gross household income of all household members combined was less than \$45,000 in 2023.

Yes	No
-----	----


② My Montana residence was subject to property tax in 2023.

Yes	No
-----	----

19

How to File the EHRC on TAP

Primary Taxpayer Information

First name *	Required	SSN *	Required
Middle initial		Confirm your SSN *	Required
Last name *	Required	Daytime telephone number *	Required
Suffix		Birth date *	Required 
Choose your filing status *	Required	Is this taxpayer deceased?	Yes No
		Is this taxpayer blind?	Yes No

Dependents

Do you have any dependents? *

Yes	No
-----	----

20

How to File the EHRC on TAP

Mailing Address

Country

Street

Street 2

Unit Type Unit Number

City State

Zip County

Attention

⚠ Address needs to be verified

Address Search ⓘ ×

Verified	Select this address
125 N ROBERTS ST HELENA MT 59601-4558	
As Entered	Select this address
125 NORTH ROBERTS ST HELENA MT 59601	

21

How to File the EHRC on TAP

Physical address of Montana residence

My physical address of Montana residence is different than my mailing address?

Third Party Designee

Do you want to allow another person (such as a preparer) to discuss this return with us?

Preparer Information

Preparer's name

Preparer's SSN

Preparer PTIN

Firm's FEIN

Preparer's phone

22

How to File the EHRC on TAP

Household Income		Property tax and/or rent paid	
Use the amounts reported for ALL MEMBERS OF THE HOUSEHOLD		<input checked="" type="radio"/> Property tax (billed for Montana residence and up to one acre) [*] <i>Required</i>	
Federal AGI reported on this form	0	<input checked="" type="radio"/> Rent paid (for Montana residence) [*] <i>Required</i>	
Other household wages, salaries bonuses, tips, etc. not shown above	0	<input checked="" type="radio"/> Allowable property tax/rents paid.	0
Tax exempt interest (including federal, state, county, and municipal bond interest)	0		
IRA distributions. Do not include any rollover	0		
Pensions and annuities	0		
Social Security benefits	0		
Social Security payments not reported, except when paid directly to a nursing home	0		
Refundable credits received, including the elderly homeowner/renter credit	0		
Income from any source, taxable or nontaxable not include above	0		
All losses (including farm, business, capital, and other losses)	0		
<input checked="" type="radio"/> Total household income. [*]	<i>Required</i>		

23

How to File the EHRC on TAP

Household Income		Property tax and/or rent paid	
Use the amounts reported for ALL MEMBERS OF THE HOUSEHOLD		<input checked="" type="radio"/> Property tax (billed for Montana residence and up to one acre) 3,000	
Federal AGI reported on this form	0	<input checked="" type="radio"/> Rent paid (for Montana residence) 0	
Other household wages, salaries bonuses, tips, etc. not shown above	0	<input checked="" type="radio"/> Allowable property tax/rents paid. 3,000	
Tax exempt interest (including federal, state, county, and municipal bond interest)	100		
IRA distributions. Do not include any rollover	5,000		
Pensions and annuities	12,000		
Social Security benefits	8,000		
Social Security payments not reported, except when paid directly to a nursing home	0		
Refundable credits received, including the elderly homeowner/renter credit	675		
Income from any source, taxable or nontaxable not include above	0		
All losses (including farm, business, capital, and other losses)	0		
<input checked="" type="radio"/> Total household income.	25,775		

24

How to File the EHRC on TAP

Income and Tax	
Wages, salaries, tips, etc.	0
Taxable interest	0
Ordinary dividends	0
This is your taxable income	-4,970
Montana Income Tax	0
Credits	
Montana tax withheld on Forms W-2 and 1099	0
Other payments and refundable credits	1,150
Refund	1,150

Mailing Address			
Country	USA		
Street	125 N ROBERTS ST		
Street 2			
Unit Type		Unit Number	
City	HELENA	State	MONTANA
Zip	59601-4558	County	LEWIS AND CLARK
Attention			
<input checked="" type="checkbox"/> Address has been verified			

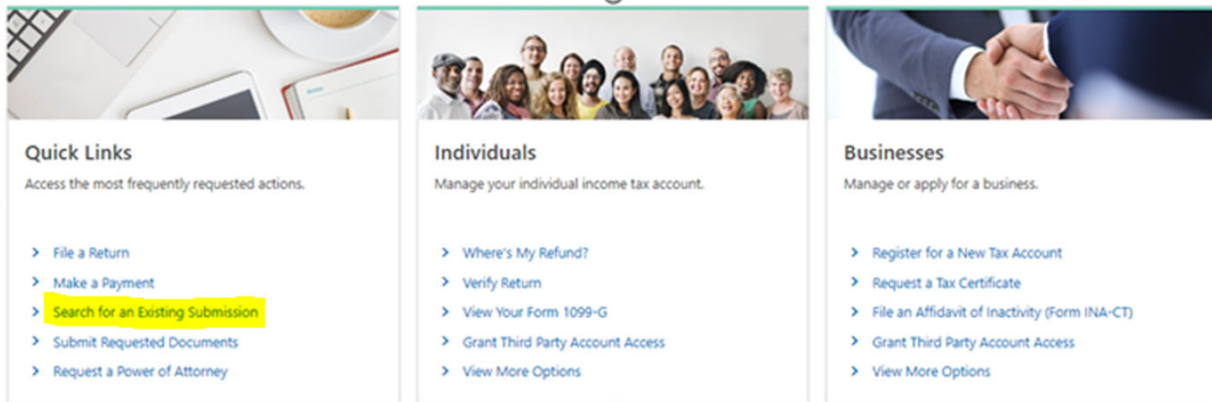
25

How to File the EHRC on TAP

Confirmation
Your return has been successfully submitted and your confirmation code is 0-307-068-928 . Please save this number for your records.
Note your email address and retrieval code below. You may use this information to revisit your return. Email address: sdaigle@mt.gov Retrieval code: 5sxfn4
To print this page for your reference use your browser's print button.
To print a copy of your return, select the "Printable View" button. You must have the most recent version of Adobe Reader and have your pop-up blocker turned off. You may download Adobe Reader for free.
<input type="button" value="Printable View"/>
<input type="button" value="OK"/>

26

How to File the EHRC on TAP



Quick Links
Access the most frequently requested actions.

- > File a Return
- > Make a Payment
- > **Search for an Existing Submission**
- > Submit Requested Documents
- > Request a Power of Attorney

Individuals
Manage your individual income tax account.

- > Where's My Refund?
- > Verify Return
- > View Your Form 1099-G
- > Grant Third Party Account Access
- > View More Options

Businesses
Manage or apply for a business.

- > Register for a New Tax Account
- > Request a Tax Certificate
- > File an Affidavit of Inactivity (Form INA-CT)
- > Grant Third Party Account Access
- > View More Options

27

How to File the EHRC on TAP

Find a Submission

Email *
Required

Retrieval Code *
Required

Cancel

Submit

Elderly Homeowner/Renter Credit

Pending...

Confirmation #
0-307-068-928
Submitted 14-Apr-2023 10:14:24

- > Continue Editing
- > Delete
- > Print

28

Cadastral

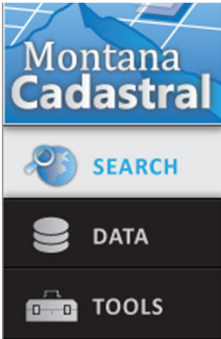
<https://svc.mt.gov/msl/mtcadastral>

- How to tell if facility is tax-exempt



29

Cadastral



Choose Parcel Search Criteria:

By Owner

County:

-- Choose a County --

Owner Name:

By Owner

By Geocode

By Assessment

By Certificate of Survey

By Address

Address Locator:

address,city or address,zip
ex. 125 N Roberts St,Helena
ex. 125 N Roberts St,59601
* Address required
* City and Zip optional

30

Cadastral

Summary	
Primary Information	
Property Category: RP	Subcategory: Government Property
Geocode: 16-2612-24-1-12-01-0000	Assessment Code: 000RTN9058
Primary Owner:	PropertyAddress: 304 COLORADO BLVD
MONTANA STATE OF	GLENDIVE, MT 59330
2000 MONTANA AVE	COS Parcel:
GLENDIVE, MT 59330-3700	
NOTE: See the Owner tab for all owner information	
Certificate of Survey:	
Subdivision: SUNRISE SUBD	
Legal Description:	
SUNRISE SUBD, S24, T16 N, R55 E, TR 4AP AP#2 CONT 13.421 AC (EMVH)	
Last Modified: 7/14/2022 4:23:18 AM	
General Property Information	
Neighborhood: 216.301.C	Property Type: EP - Exempt Property

31

Credit Review

- **You may receive a letter asking for more information about your Elderly Homeowners/Renters Credit claim**
 - Rent receipts, rental agreement, property tax bill(s), and household income information
 - **Questions regarding requests:** Examiner contact information on letter, Call center (406)444-6900, or Taxpayer Accounting (406)444-7712
- <https://transfer.mt.gov/>
 - Search by last name - Daigle

32

Get social with us!



@MTRevenue



@MTRevenue



MontanaRevenue



Montana Department of Revenue



Montana Department of Revenue



BUSINESS &
INCOME TAXES
DIVISION
MONTANA