

# Elderly Homeowner/Renter Credit



BUSINESS &  
INCOME TAXES  
DIVISION  
MONTANA

# Introduction

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# Overview

- What is the Elderly Homeowner/Renter Credit?
- Changes to the EHRC for tax year 2022
- How to you claim the EHRC
  - Step-by-step example
  - Previous years
- How to file the EHRC on TAP
- Audit Procedures

# What is the EHRC?

- Fully refundable tax credit for elderly Montanans
  - Offsets property tax/rent paid
- Not new, but has been updated

# EHRC – What's stayed the same

- Residency requirements
- Income requirement
- Calculation
  - Property Tax – amount billed/levied in tax year
    - For residence and up to 1 acre of surrounding land
  - Rent Equivalent Tax Paid – amount paid to occupy
    - Does not include payments for amenities

# Age & Residency Requirements

- Must be age 62 as of 12/31 of credit year
  - If MFJ, only one spouse must meet age req
- Must live in Montana for at least 9 months of credit year
- Must have rented or owned a MT residence for at least 6 months

# Income Requirement

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

# Income Add-backs

- Nontaxable income
  - Pension or annuity income
  - Incl. RR retirement & veteran's disability benefits
  - Cap. Gains excluded from AGI (reduced by basis)
  - Alimony, support money
  - Strike benefits, interest on muni. bonds
  - Cash public assistance & SS benefits\*



# EHRC Changes for Tax Year 2022

- Amount of credit
  - Increased maximum from \$1,000 to \$1,150
- Exclusion amount
  - Increased from \$6,300 to \$12,600

# Filing Requirements

		Fed Txbl Incm
<b>Single or Married Filing Separately</b>	Under 65	\$5,090
	65 or older	\$7,800
<b>Head of Household</b>	Under 65	\$10,180
	65 or older	\$12,890
<b>Married Filing Jointly</b>	Both under 65	\$10,180
	One spouse 65 or older	\$12,890
	Both spouses 65 or older	\$15,600

# How to Claim the EHRC

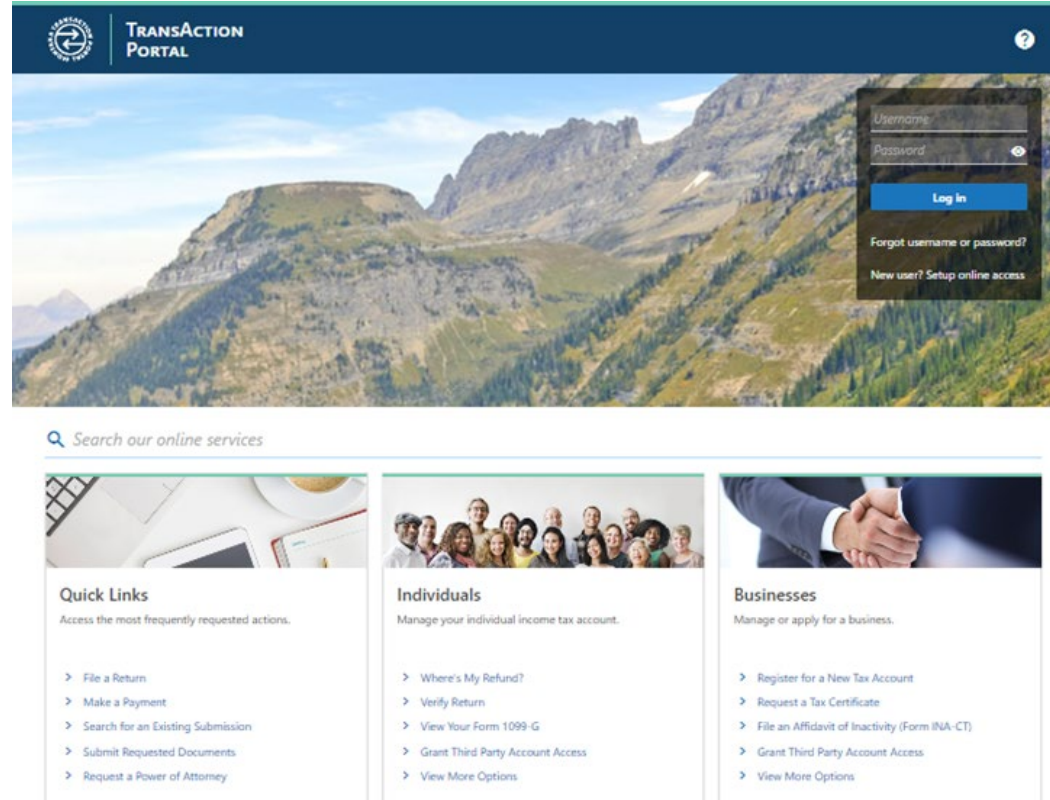
- No Filing Requirement
  - Only pg. 1-2, & 10 of Form 2
- Filing Requirement
  - Must submit Form 2
  - And complete the EHRC Schedule (pg. 10)
- MTQuickFile on TAP

# 2022 Montana Form 2 Example

		Household
For lines 1-7 and 9, use the amounts reported on <b>Forms 2, page 1</b> , for <b>ALL</b> members of the household. (See instructions)		
Gross Household Income	1 Enter the Federal Adjusted Gross Income from line 11	1 20 000 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 1 000 00
	4 Enter any pensions and annuities reported on line 5a not included on line 5b. Do not include rollovers.	4 2 000 00
	5 Subtract the taxable Social Security benefits reported on line 6b from the amount on line 6a	5 4 000 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 2022	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. <b>This is your gross household income.</b>	10 27 200 00
Net Household Income	11 Your standard exclusion is entered here for you.	11 12 600 00
	12 Subtract line 11 from line 10 and enter the result here, but not less than zero	12 14 600 00
	13 Enter your multiplier rate from the Household Income Reduction Table (See table below)	13 0 . 0 5 0
	14 Multiply line 12 by line 13. <b>This is your net household income.</b>	14 730 00
Credit Computation	15 Enter the property tax that you were billed for your Montana residence and up to one acre in 2022	15 00
	16 Enter the rent that you paid in 2022 for your Montana residence	16 12 000 00
	17 Multiply line 16 by 15% (0.15)	17 1 800 00
	18 Add lines 15 and 17	18 1 800 00
	19 Subtract line 14 from line 18 and enter the result here, but not less than zero	19 1 070 00
	20 Enter the lesser of line 19 or \$1,150	20 1 070 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 6. (See page 11.) <b>This is your elderly homeowner/renter credit.</b>	22 1 070 00

# How to File the EHRC on TAP

- [TAP.dor.mt.gov](https://TAP.dor.mt.gov)



The screenshot displays the Transaction Portal website. At the top, there is a dark blue header with the 'TRANSACTION PORTAL' logo and a help icon. Below the header is a large landscape image of a mountain range. Overlaid on the right side of the image is a login form with fields for 'Username' and 'Password', a 'Log In' button, and links for 'Forgot username or password?' and 'New user? Setup online access'. Below the image is a search bar with the text 'Search our online services'. Underneath the search bar are three columns of service categories: 'Quick Links', 'Individuals', and 'Businesses', each with a list of actions.

**TRANSACTION PORTAL**

Username  
Password  
Log In  
Forgot username or password?  
New user? Setup online access

Search our online services

**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

# How to File the EHRC on TAP

## Return Options

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### Business Returns

File tax returns and renew licenses for businesses.

- > Log in and Choose "File a Return"
- > Setup Online Account Access



### Individual Returns

File tax returns and forms for individuals.

- > File Elderly Homeowner/Renter Credit
- > File Exempt Income Certification/Return (Form ETM)

# How to File the EHRC on TAP

## 2022 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, 2022. \*

Yes	No
-----	----

I occupied a Montana residence as an owner or renter for a total of six months or more during 2022. \*

Yes	No
-----	----

I resided in Montana for nine months or more during 2022. \*

Yes	No
-----	----

② The gross household income of all household members combined was less than \$45,000 in 2022. \*


Yes	No
-----	----

② My Montana residence was subject to property tax in 2022. \*

Yes	No
-----	----

# How to File the EHRC on TAP

### Primary Taxpayer Information

First name *	<i>Required</i>	SSN *	<i>Required</i>
Middle initial		Confirm your SSN *	<i>Required</i>
Last name *	<i>Required</i>	Daytime telephone number *	<i>Required</i>
Suffix		Birth date *	<i>Required</i> 
Choose your filing status *	<i>Required</i>	Is this taxpayer deceased?	<input type="button" value="Yes"/> <input type="button" value="No"/>
		Is this taxpayer blind?	<input type="button" value="Yes"/> <input type="button" value="No"/>

### Dependents

Do you have any dependents? \*

<input type="button" value="Yes"/>	<input type="button" value="No"/>
------------------------------------	-----------------------------------



# How to File the EHRC on TAP

**Mailing Address**

Country

Street \* *Required*


Street 2

Unit Type  Unit Number

City \* *Required* State



Zip \* *Required* County

Attention

 Address needs to be verified

Address Search



<b>Verified</b>	<a href="#">Select this address</a>
 125 N ROBERTS ST HELENA MT 59601-4558	
<b>As Entered</b>	<a href="#">Select this address</a>
 125 NORTH ROBERTS ST HELENA MT 59601	

# How to File the EHRC on TAP

## Physical address of Montana residence

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

Yes	No
-----	----

## Third Party Designee

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

Yes	No
-----	----

## Preparer Information

Preparer's name

Preparer's SSN

Preparer PTIN

Firm's FEIN

Preparer's phone

# How to File the EHRC on TAP

Household Income		Property tax and/or rent paid	
<b>Use the amounts reported for ALL MEMBERS OF THE HOUSEHOLD</b>			
Federal AGI reported on this form	0	① Property tax (billed for Montana residence and up to one acre) *	Required
Other household wages, salaries bonuses, tips, etc. not shown above	0	② Rent paid (for Montana residence) *	Required
Tax exempt interest (including federal, state, county, and municipal bond interest)	0	③ Allowable property tax/rents paid.	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		
① Total household income. *	Required		

# How to File the EHRC on TAP

Household Income		Property tax and/or rent paid	
<b>Use the amounts reported for ALL MEMBERS OF THE HOUSEHOLD</b>		⑦ Property tax (billed for Montana residence and up to one acre)	3,600
Federal AGI reported on this form	0	⑦ Rent paid (for Montana residence)	0
Other household wages, salaries bonuses, tips, etc. not shown above	0	⑦ <b>Allowable property tax/rents paid.</b>	<b>3,600</b>
Tax exempt interest (including federal, state, county, and municipal bond interest)	0		
IRA distributions. Do not include any rollover	12,000		
Pensions and annuities	0		
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	600		
Income from any source, taxable or nontaxable not include above	0		
All losses (including farm, business, capital, and other losses)	0		
⑦ <b>Total household income.</b>	<b>20,600</b>		

# How to File the EHRC on TAP

Income and Tax	
<a href="#">? Wages, salaries, tips, etc.</a>	0
<a href="#">? Taxable interest</a>	0
<a href="#">? Ordinary dividends</a>	0
This is your taxable income	-4,970
<b>Montana Income Tax</b>	0
Credits	
<a href="#">? Montana tax withheld on Forms W-2 and 1099</a>	0
Other payments and refundable credits	1,150
<b>Refund</b>	<b>1,150</b>

Would you like to receive your refund as a direct deposit into your bank account?

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			

# 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.

Printable View

OK

# 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](#)
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- > [View More Options](#)

# How to File the EHRC on TAP

## Find a Submission

Email \*  
*Required*

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Retrieval Code \*  
*Required*

---

Cancel

Submit

2022 Elderly Homeowner/Renter Credit

Pending...

Confirmation #  
0-307-068-928

Submitted 14-Apr-2023 10:14:24

> Continue Editing

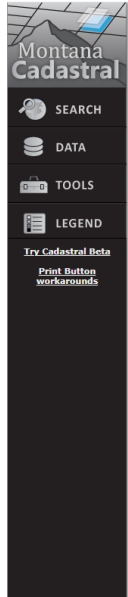
> Delete

> Print




# Cadastral


- How to tell if facility is tax-exempt




# Cadastral

Montana  
Cadastral

 SEARCH

 DATA

 TOOLS

Choose Parcel Search Criteria:

**By Owner**

County:

-- Choose a County --

Owner Name:

SEARCH

**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

SEARCH

# Cadastral

## Summary

### Primary Information

**Property Category:** RP

**Geocode:** 16-2612-24-1-12-01-0000

**Primary Owner:**

MONTANA STATE OF

2000 MONTANA AVE

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

**Subcategory:** Government Property

**Assessment Code:** 000RTN9058

**PropertyAddress:** 304 COLORADO BLVD

GLENDIVE, MT 59330

**COS Parcel:**

### General Property Information

**Neighborhood:** 216.301.C

**Property Type:** EP - Exempt Property

# Form 2EC Review

- You may receive a letter asking for more information about your Form 2EC
  - Rent receipts, rental agreement, property tax bill(s), and household income information

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MontanaRevenue



Montana Department of Revenue



Montana Department of Revenue



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