

REAL ADVOCACY FOR REALTORS®

GCAAR'S PUBLIC POLICY BRIEF

Property Tax Credit for Seniors in Montgomery County

The Montgomery County Council recently approved legislation to create a new property tax credit for seniors (65 years+) who have either 1) lived in the same home for 40+ years, or 2) are retired veterans of the US Armed Forces.

Eligible residents will receive a 20% credit for the property tax imposed on their homes, granted annually, for up to five years. To qualify for the credit, the maximum assessed value of the home is \$650,000 for those who have lived in their homes for 40+ years, and \$500,000 for veterans. Specific requirements apply. Click [here](#) for details.

The bill goes into effect **July 1, 2017**. Those seeking the credit must apply by April 1 of the year in which the tax credit is sought. For 2017 only, the deadline was extended to September 1.



New DC Carbon Monoxide and Smoke Detector Requirements

The District of Columbia now requires the installation and maintenance of smoke and carbon monoxide alarms in buildings with residential occupancies. Both property owners and tenants are responsible for ensuring their units are in compliance. Here's what you need to know:

March 1 - September 30, 2017: DCRA will be educating the public about the transition and inspectors will begin issuing "warning" notices.

Beginning October 1, 2017: Inspectors will issue a "Notice of Violation" to property owners failing to comply with the code, which may include a fine.

Click [here](#) for details.



Improving DCRA and DHCD

DC's Department of Consumer and Regulatory Affairs (DCRA) and Department of Housing and Community Development (DHCD) affect your business in DC every day. Recently DCAR presented testimony before the DC Council on issues such as:

- Streamlining the permitting & inspection process at DCRA
- More outreach on existing housing programs:
 - Home Purchase Assistance Program (HPAP)
 - Inclusionary Zoning (IZ)
 - Tenant Opportunity to Purchase Act (TOPA)

Read our full comments for DHCD [here](#) and DCRA [here](#).

What's New at DCRA?

In response to public comments, DCRA launched a new online appointment scheduling service. Make an appointment at dcra.dc.gov/onlineappt.



Email your feedback or stories to mdlegislative@gcaar.com or dcllegislative@gcaar.com.

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