



# DENVER PROPERTY TAX RELIEF PROGRAM FREQUENTLY ASKED QUESTIONS – 2023 TAX YEAR

## Am I eligible for this program?

Applicants must meet the following criteria to be eligible for the Denver Property Tax Relief Program:

- Homeowners must:
  - Have turned 65 years of age or older during 2023, or have been disabled all of 2023, or have a dependent minor child who resided with you all of 2023; and
  - Owned the property that they lived in throughout 2023, within the City and County of Denver, paid your 2023 property taxes.
  - Have had an income equal to or less than sixty percent (60%) of the Denver Area Median Income (AMI) in 2023. See chart below for AMI.
- Renters must:
  - Have turned 65 years of age or older during 2023, or have been disabled all of 2023; and
  - If a renter is a single applicant, had an income equal to or less than twenty-five percent (25%) of Denver’s AMI in 2023. If two renters or lessees are applying for one household, their combined total income may be up to thirty percent (30%) of Denver’s AMI in 2023. See chart below for AMI.
- Additionally:
  - Property taxes for the dwelling unit are paid in full for 2023 (renters and homeowners)
  - No other Denver Property Tax Relief refunds have been authorized for the dwelling; and
  - Applicant (or at least one full-time member of the household) is eligible to receive local public assistance

## What is 25% AMI, 30% AMI, and 60% AMI?

Area Median Income (AMI) is a federal calculation based on census data from every geographic area. The table below outlines 25% AMI, 30% AMI, and 60% AMI respectively:

Percent AMI	1 Person	2 People	3 people	4 People	5 People	6 People
25%	\$21,718	-	-	-	-	-
30%	\$26,070	\$29,800	\$33,510	\$37,230	\$40,230	\$43,200
60%	\$52,140	\$59,580	\$67,020	\$74,460	\$80,460	\$86,400

## What is the definition of a “disabled person”?

For this program, a person is disabled if they were unable to engage in any substantial gainful activity by reason of any physical or mental impairment, determined within a reasonable degree of medical certainty, and who receives a public benefit payment from the Social Security Administration, the State of Colorado, or Denver Human Services (DHS).

## What is considered “Income”?

Income used for purposes of determining eligibility includes, but is not limited to, the following:

- Employment wages
- Spousal maintenance/alimony
- Rental payments
- Old Age Pension
- Aid to the Needy Disabled
- Pension or annuity benefits
- Veteran benefits
- Taxable and nontaxable interest



- Dividends
- Worker's compensation payments
- Unemployment compensation payments

Income does not include outright gifts, Child Support, TANF benefits, Medicare payments, Social Security Administration benefits, or dependent income.

**What information/documentation is required for my application to be processed?**

- Names and dates of birth, for all household members and signature of applicant
- Documentation that the applicant qualifies for payment of full disability benefits under a bona fide public or private plan, or a written opinion from an acceptable medical source, as defined by the Social Security Administration.
- Proof of all income received by you and other adults who contribute to household expenses.
- If you are a renter, a copy of your rental ledger for all of 2023; OR your property landlord/owner must either complete the landlord section of the application or provide a letter with the same information
- If your spouse/partner passed away in 2023 or 2024, a copy of the death certificate
- If this is your first time applying for the program, a copy of a valid ID for the applicant

**When is my application due?**

2023 applications can be submitted between May 1, 2024 and April 30, 2025

**Where can I get and/or submit my application?**

DHS will mail applications to those who applied in the previous year. After May 1, you can also obtain an application online at [www.denvergov.org/propertytaxrelief](http://www.denvergov.org/propertytaxrelief) or at any of the application drop boxes at the following locations:

- **Denver Human Services, Richard T. Castro Center, 1200 Federal Blvd, Denver, 80204,**
- **Denver Human Services East Office 3815 Steele St, Denver, 80205**
- **Denver Human Services Arle P. Taylor Municipal Center (Montbello), 4685 Peoria St, Denver, 80239**

You can submit your application by mailing it, along with all supporting documentation, to 1200 Federal Blvd, Property Tax Relief (complete address above). You may also drop it off at any DHS office.

**How much is the cash benefit?**

For 2023 applications submitted between May 1, 2024 and April 30, 2025, the minimum assistance amount is \$372 or the total amount paid in property taxes or rent, whichever is less. That amount may be increased based on your income.

**If approved, when will I be notified and receive my check?**

Applications are processed in the order received. You may be contacted and asked to provide additional documentation. If your application is approved, you will be mailed a check (the assistance payment will not be a credit on your property taxes). Processing your application and mailing your check (if approved) may take several months. Please don't contact DHS to ask about the status of your application until at least six months after you submit your application.

**I live in a nursing home, am I eligible?**



No, nursing home residents are not eligible for this program.

**Are owners or renters of mobile homes and/or mobile home spaces eligible for a refund?**

Yes, if the spaces are subject to property taxes and those taxes have been paid.

**What if I am over 65 or disabled, but my spouse/partner is not?**

Only one of you needs to meet that eligibility criteria, so long as all other criteria are met. Both you and your spouse/partner must be included on the application.

**Can both my spouse/partner and I each claim refunds on separate applications?**

No, only one refund may be claimed by a married couple whether they live in the same or separate dwellings. The same is true for couples who live together and share expenses – only one person should apply for the refund.

**Suppose two people (not husband and wife) reside in the same dwelling unit. May both claim a refund?**

No, only one Denver Property Tax Relief program refund will be authorized for a dwelling unit.

**I am 63 years old and live in Denver; however, my spouse is 65 or over and lives outside of Denver. Do either of us qualify?**

No, because the applicant must qualify by both age and residency.

**The eligible applicant died prior to filing an application. Who can apply for a refund?**

The deceased person's Personal Representative or Administrator of the Estate may file on behalf of the deceased, providing the deceased was living during the entire year of eligibility. A death certificate and proof of legal status required.