

Renter Credit Program

Important Information for Landlords

For more information, visit our website at tax.vermont.gov.

Questions?

Call the Department of Taxes at (802) 828-2865 or email us at tax.individualincome@vermont.gov



IMPORTANT CHANGES FOR LANDLORDS

The Vermont legislature made substantial changes to the Renter Rebate program in Act 160 of 2020. These changes will take effect in the 2021 tax year, impacting claims filed during the 2022 income tax filing season. Here are a few important changes to the program that landlords should know about.

FREQUENTLY ASKED QUESTIONS

What's the new name?

The name of the tax credit has changed from "Renter Rebate" to "Renter Credit."

Who needs to submit a Landlord Certificate to the Vermont Department of Taxes?

Any landlord who rents one or more units needs to submit a Landlord Certificate. This requirement previously only applied to landlords with two or more units.

Do I still need to send the Landlord Certificate to each of my renters?

No. However, you will need to complete a certificate for each rental property you own, listing the names of your renters and their unit numbers. You won't need to calculate or include the rent they paid unless the renters receive subsidies for rent.

When and how will I submit the new Landlord Certificate (Form LRC-140)?

Landlords will need to submit one Landlord Certificate for tax year 2021 by January 31, 2022, for each property they own where one or more units are rented. Landlords with 5 or more tenants occupying any property are required to file Landlord Certificates electronically. Landlords with fewer than 5 tenants per property are strongly encouraged to file Landlord Certificates electronically.

I own a for-profit or a not-for-profit mobile home park, a cooperative, or a land trust. How do I file?

If you are the owner of a for-profit or a not-for-profit mobile home park or a land trust or cooperative, see instructions on how to file Form LRC-147, Statement of Rent for Mobile Home Park Lot Rent, Co-ops, and Land Trusts.

FREQUENTLY ASKED QUESTIONS CONTINUED

What other information will I need to include on each Landlord Certificate?

You'll need to include the address, location, and type of rental unit, as well as the correct SPAN for each property. You will need the first and last name of the renter, the unit number, and the number of months rented. You will also be asked to indicate whether the renter received subsidies to help pay their rent, in which case you will need to provide the rent paid after accounting for any subsidies (and included utilities).

How do I find the correct School Property Account Number (SPAN)?

It is very important that you record the correct SPAN on each Landlord Certificate. The SPAN can be found on your property tax bill in the "housesite tax information" box on the upper right. The Department will also provide a link in myVTax that will help you to easily look up and record the correct SPAN on the Landlord Certificate.

What is net rent?

Only complete this field if the tenant(s) rent was subsidized. Net rent is the rent paid by the tenant solely for the right of occupancy, after any subsidies, utilities, etc., are subtracted from total rent. Do not include room charges for any month when paid by Medicaid on behalf of the tenant.

What do I need to do if a renter receives subsidies to help pay their rent?

You will need to check the box on the Landlord Certificate indicating which renters received subsidies. You will also be asked to calculate the actual rent paid by each subsidized renter, after subtraction of any utilities paid by the landlord and included in the rent and subsidies received on the renter's behalf. The renter will also be asked to indicate on their Renter Credit application (Form RCC-146) whether they received subsidies.

Will the federal emergency rental assistance that I received due to the global health crisis related to COVID-19 count as rent paid by renters?

Rental assistance related to the pandemic received in 2021 is considered a subsidy. If you received assistance on behalf of one of your renters, check the box for "subsidized" and calculate their rent according to the instructions on the LRC-140, Landlord Certificate form.

WHAT YOU WILL NEED FOR TAX YEAR 2021

- *New Form [LRC-140, Landlord Certificate](#)
- School Property Account Number (SPAN)
- Five or more units?
[File online through myvtax.vermont.gov.](#)

RESOURCES

Landlord Certificates

tax.vermont.gov/property/landlord-certificates

School Property Account Number (SPAN) Search Tool

tax.vermont.gov/span-finder

myVTax

myvtax.vermont.gov

Renter Credit Program Overview

tax.vermont.gov/individuals/renter-credit

CONTACT US

If you have questions, contact the Department's Individual Income Tax Section at tax.individualincome@vermont.gov or call (802) 828-2865.