

Vermont Tax Information for Owners of Housing Subject to a Housing Subsidy Covenant

This fact sheet presents Vermont tax information related to properties meeting both of the following conditions: 1) Subject to a housing subsidy covenant, and 2) Occupied by the owner. Topics covered include the tax form all owners of the properties must file annually, the Homestead Declaration, Form HS-122, Section A; other optional forms, including the Property Tax Credit Claim, Form HS-122, Section B; and understanding your property tax bill. If you need further assistance with any of the topics covered below, please contact tax.IndividualIncome@vermont.gov.

Filing the Vermont Homestead Declaration, Form HS-122, Section A

By Vermont law, property owners whose homes meet the definition of a Vermont “homestead” must file [Vermont Form HS-122, Homestead Declaration, Section A](https://tax.vermont.gov/property-owners/homestead-declaration) (<https://tax.vermont.gov/property-owners/homestead-declaration>) annually by the April income tax due date (April 17 in 2023). Your property may be claimed as a “homestead” if you meet, or expect to meet, the following requirements:

- You are a Vermont resident
- You own and occupy a homestead as your domicile* as of April 1 of the year in which you’re filing

Note: if you meet these requirements, except that your home is leased to a tenant on April 1, 2023, you may still claim it as a homestead if it is not leased for more than 182 days in the 2023 calendar year.

***Domicile is a legal concept that has implications for Vermont income tax, the statewide education tax, and property tax credits. For the full definition, see [Vermont Reg. § 1.5811\(11\)\(A\)\(i\)](https://tax.vermont.gov/content/regulation-15811-11-i-domicile) (<https://tax.vermont.gov/content/regulation-15811-11-i-domicile>).**

Owners of housing subject to a housing subsidy covenant should have available the following information when filing the Homestead Declaration, per the appropriate lines as shown below:

Claimant's Last Name		First Name		Claimant's Social Security Number	
Spouse's/CU Partner's Last Name		First Name			
Mailing Address (Number and Street/Road or PO Box)				Claimant's Date of Birth (MM/DD/YYYY)	
City		State	ZIP Code		
Location of Homestead (Use a number, street/road name. Do not use a PO Box or "same.")				City/Town of Legal Residence on April 1, 2023 and State	
Federal Filing Status	<input type="checkbox"/> Single	<input type="checkbox"/> Married/CU Filing Jointly	<input type="checkbox"/> Married/CU Filing Separately	<input type="checkbox"/> Head of Household	
A1. SPAN - REQUIRED (from the 2022/2023 property tax bill)				A1. - -	

The property owner's (Claimant's) Social Security Number.

The property's School Parcel Account Number (SPAN) from your property tax bill.

Filing the Property Tax Credit Claim, Form HS-122, Section B

The Vermont Property Tax Credit assists Vermont homeowners, whose household income is approximately \$143,800 or less in 2022, in paying their property tax. In order to file a property tax credit claim, you must meet all of the following eligibility requirements:

- Your property qualifies as a homestead, and you have filed a Homestead Declaration for the 2023 grand list.
- You were domiciled* in Vermont for the entire 2022 calendar year (*see note on previous page).
- You were not claimed as a dependent of another taxpayer for 2022.
- You have the property as your homestead as of April 1, 2023.
- You meet the “household income” criteria of \$143,800 or less for the calendar year 2022. Note that household income is not the same as federal taxable income. It includes all income, taxable and nontaxable, if everyone residing in the household at any time during the year. Be prepared to enter this information on Schedule HI-144, Household Income.

If you are eligible to file a claim, use Form HS-122, Section B. Be sure to answer the eligibility questions on the form and have available the following information per the appropriate lines shown below:

SECTION B. PROPERTY TAX CREDIT CLAIM	
For Household Income up to \$134,800. Complete and attach Schedule HI-144.	
To qualify, you must meet the requirements for filing a homestead declaration in addition to the following requirements. ALL eligibility questions must be answered.	
B1. Were you domiciled in Vermont all of calendar year 2022?	<input type="checkbox"/> Yes, Go to Line B2. <input type="checkbox"/> No, STOP.
B2. Were you claimed as a dependent in 2022 by another taxpayer?	<input type="checkbox"/> Yes, STOP. <input type="checkbox"/> No, Go to Line B3.
B3. Do you anticipate selling this Vermont housesite on or before April 1, 2023?	<input type="checkbox"/> Yes, STOP. <input type="checkbox"/> No, Continue
Amounts for Lines B4 through B6 are found on the 2022/2023 property tax bill. Round amounts to the nearest dollar.	
B4. Housesite Value	B4.00
B5. Housesite Education Tax	B5.00
B6. Housesite Municipal Tax	B6.00
B7. Ownership Interest	B7. %
B8. Household Income (Schedule HI-144, Line z). You MUST attach Schedule HI-144.	B8.00 <input type="checkbox"/> Check here if amended Schedule HI-144, Household Income, is included.
Complete the following ONLY if applicable from Form LRC-147, Part B.	
B9. For Profit Mobile Home Lot Rent (Allocable Rent from Form LRC-147)	B9.00
Not-For-Profit Mobile Home Park, Cooperative and Land Trust	
B10. Allocated Education Tax	B10.00
B11. Allocated Municipal Tax	B11.00
OR Property Tax from contiguous property if housesite has less than 2 acres (See instructions.)	
B12. Contiguous property Education Tax	B12.00
B13. Contiguous property Municipal Tax	B13.00

- [B4] Housesite Value—from your 2022/2023 property tax bill
- [B5] Housesite Education Tax—from your 2022/2023 property tax bill
- [B6] Housesite Municipal Tax—from your 2022/2023 property tax bill
- [B7] Ownership Interest—from your 2022/2023 property tax bill
- [B8] Household Income, Schedule HI-144—include this scheduler when you file
- [B9] For Profit Mobile Home Lot Rent—when applicable, provided by your landlord
- [B10] & [B11] Allocated Tax—when applicable, provided by your housing trust
- [B12] & [B13] Contiguous property Tax—when applicable