



SeniorLAW Center

Protecting The Rights of Older Pennsylvanians

**SeniorLAW Center is pleased to introduce a new program addressing the legal needs of senior taxpayers in Philadelphia:**

## **Property and Inheritance Tax Aid for Elders**



**Are you behind on your property taxes?**

**Have you gotten letters stating that if you don't pay, your home will be sold at a sheriff's sale?**

**Is the deed to your home in someone else's name, or do you have questions about your deed?**

**Are you confused about the complex probate and inheritance tax system?**

**We provide free legal advice, representation, and education to seniors facing real estate tax foreclosure, tangled title issues, and inheritance tax issues affecting homeownership.**

**For more information or to schedule an outreach program at your venue, please contact:**

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## Understanding the Homestead Exemption



- The Homestead Exemption is a program that may reduce the total assessed value of your home by \$30,000 (subject to change). If you are granted the Homestead Exemption, your real estate tax bill could be lower next year.
- Applications for the Homestead Exemption are due **July 31, 2013**.
- To qualify:
  - You must live in your property as your primary residence.
  - You must have an ownership interest in the property.
- The Homestead Exemption application can be found at **[opa.phila.gov](http://opa.phila.gov)**.
- **You can also apply over the phone or have the application mailed to you, by calling the Homestead Hotline at 215-686-9200.**
- **If you have a tangled title** (the deed to your property is not in your name – for example, the deed might be in your relative’s name): You should still apply. Put your own name on the application (not the record owner’s name). You should also contact a lawyer to begin resolving the tangled title.
- **If the deed refers to you by your maiden name**: Attach a copy of your marriage license to the application to show that your name has changed.
- **If the deed gives you the right to live in the property for your lifetime**: Attach a copy of your deed to the application, and add a note to the application, stating that you have a life estate.
- If you have any questions, please contact SeniorLAW Center Helpline at (215) 988-1242.