

## Deferment of Property Taxes

April 14, 2008

Texans who are 65 or older or who are disabled may postpone paying current and delinquent property taxes on their homes by signing a tax deferral affidavit at the Hood County Appraisal District office.

Once the affidavit is on file, taxes are deferred — **but not canceled** — as long as the owner continues to own and live in the home. **Taxes continue to add up, along with 8 percent interest per year.**

The law extends the tax deferral to the surviving spouse of the person who deferred taxes on the homestead if the surviving spouse was at least 55 years old when the deceased spouse died. If a tax deferral affidavit is on file, an older homeowner or one who is disabled cannot lose a homestead because of delinquent property taxes. A homeowner can halt a pending sale to foreclose on the homestead's tax lien. No taxing unit can start or continue a lawsuit to collect delinquent taxes. There are no penalties on delinquent taxes during the deferral period; however, a tax deferral does not cancel penalties that were already due.

All deferred taxes and interest become due when the homeowner or surviving spouse no longer own and live in the home. If the tax debt remains unpaid after 180 days, penalties may be imposed and taxing units may take legal action to collect the past due amount.

For further details about property tax deferral, contact our office by calling 817-573-2471.