



Maine Property Tax Stabilization Program Quick-Guide

The Maine Property Tax Stabilization Program is a State program that allows qualifying senior-citizen residents to stabilize the property taxes on their homestead. An applicant must be at least 65 years old, a permanent resident of the State, and must have owned a Maine homestead for at least ten years.

As long as the individual files an application and qualifies each year, the tax billed to them for their homestead will continue to be fixed at the amount they were billed in the prior tax year. Eligible residents who move may transfer the fixed tax amount to a new homestead, even if that new homestead is in a different Maine municipality.

The application can be found here and on the cityofbelfast.org website under the Assessing Department webpage: https://www.maine.gov/revenue/sites/maine.gov/revenue/files/inline-files/stabilization_app.pdf

Applications can be submitted to the Office of the Assessor in Belfast City Hall, 131 Church Street, Belfast, ME 04915.

The law goes into effect on August 8th, 2022, and applies to property tax years beginning April 1st, 2023. Interested taxpayers will need to first apply with the municipality where their homestead is located on or before December 1st, and then reapply each year by December 1st.

To be eligible for the Program, an individual must meet all of the following as of April 1st of the property tax year for which they are requesting stabilization (so for applications due December 1st, 2022, qualifications must be met as of April 1st, 2023):

- Be 65 years old or older.
- Be a permanent resident of Maine.
- Have owned a homestead in Maine for at least ten years. The ten-year period does not have to be consecutive.
- Be eligible for a homestead exemption under 36 M.R.S. §§ 681 – 689 on the property which they are requesting stabilization.

*If a homestead is owned by more than one individual as joint tenants, only one owner needs to qualify for the Program. There is no payback.

The text of the new law is available on the Maine Legislature's website:
legislature.maine.gov/bills/getPDF.asp?paper=SP0126&item=5&snum=130

For further information on the Property Tax Stabilization Program, contact the Property Tax Division of Maine Revenue Services at:

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