

DISTRICT OF COLUMBIA REAL PROPERTY TAX RELIEF BENEFITS

As a District of Columbia property owner, you may be eligible for additional benefits that could reduce the amount you pay each year in real property taxes. Be sure to review these benefits to determine whether you are eligible.

THE HOMESTEAD DEDUCTION reduces your real property's assessed value by \$84,000 for tax year 2023, which translates into a savings of \$714.00 off your annual real property taxes. In addition, the **SENIOR CITIZEN** or **DISABLED TAX RELIEF** reduces your annual real property taxes by an additional 50 percent.

Enrollment in the Homestead Deduction program automatically qualifies your property for the tax cap, which ensures that your taxable assessment cannot increase more than 10 percent in a tax year. For properties also receiving the Senior Citizen or Disabled Tax Relief, the tax cap ensures that the property's taxable assessment cannot increase more than 2 percent in a tax year.

To determine if you qualify for these benefits, please review the application form. An application (ASD-100) must be on file with the Office of Tax and Revenue (OTR) in order to receive these benefits. Please visit [MyTax.DC.gov](https://mytax.dc.gov) to apply online.

From [MyTax.DC.gov](https://mytax.dc.gov), scroll down to "Real Property" and click on "More Options" without logging in. From the "All Real Property Actions" menu, enter your property's information for additional options. A new menu of options will appear, including "Homestead Applications" and other "Tax Relief Applications." Choose the option that applies to you.

REPORTING CHANGES

OTR regularly reviews real property tax benefits by conducting audits. Please remember that it is your responsibility to notify OTR if your property becomes ineligible for the Homestead Deduction and Senior Citizen or Disabled Tax Relief benefits by electronically filing form ASD-105 through [MyTax.DC.gov](https://mytax.dc.gov). If it is determined that your property no longer qualifies for these benefits, they will be removed for the period(s) that they were granted in error. For this reason, it is important to notify OTR immediately if you become ineligible for benefits.

To better understand what steps you need to take in order to maintain your eligibility, please visit otr.cfo.dc.gov, click on "Real Property" and then click on the "Real Property Tax Credits FAQs" page to learn more.

FILING AN APPLICATION

Applications for the above tax relief benefits must be submitted electronically through [MyTax.DC.gov](https://mytax.dc.gov). Please contact the Office of Tax and Revenue's Customer Service Center at (202) 727-4TAX (4829) if you wish to seek a waiver from the electronic filing requirement for the ASD-100 or the ASD-105.

DISABLED VETERANS HOMESTEAD DEDUCTION

Residential real property owned by a veteran who has been classified by the United States Department of Veterans Affairs as having a total and permanent disability as a result of a service-related condition or is paid at the 100% disability rating level as a result of unemployability, can receive a \$445,000 reduction in assessed value. To determine if you qualify for this benefit, please visit the Mayor's Office of Veterans Affairs at ova.dc.gov.

FINANCIAL RESOURCE-HOMEOWNER ASSISTANCE FUND (HAF)

You may be eligible for the **DC Homeowner Assistance Fund (HAF) program** if you are behind on your mortgage or other housing expenses, including property taxes. HAF uses funding from the American Rescue Plan to provide grants to income-eligible District Homeowners who have been affected by COVID-19. To apply for HAF or find out additional information on eligibility criteria, please visit www.haf.dc.gov.

NEW!

**REAL PROPERTY PAYMENT
ADDRESS HAS CHANGED TO:**
Office of Tax and Revenue
DC Government Real Property Taxes
PO BOX 718095
PHILADELPHIA, PA 19171-8095



OFFICE OF TAX AND REVENUE

(202) 727-4TAX (4829)

[MyTax.DC.gov](https://mytax.dc.gov)