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 that 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. If you need further assistance with any of the topics covered below, please email tax.IndividualIncome@vermont.gov.

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

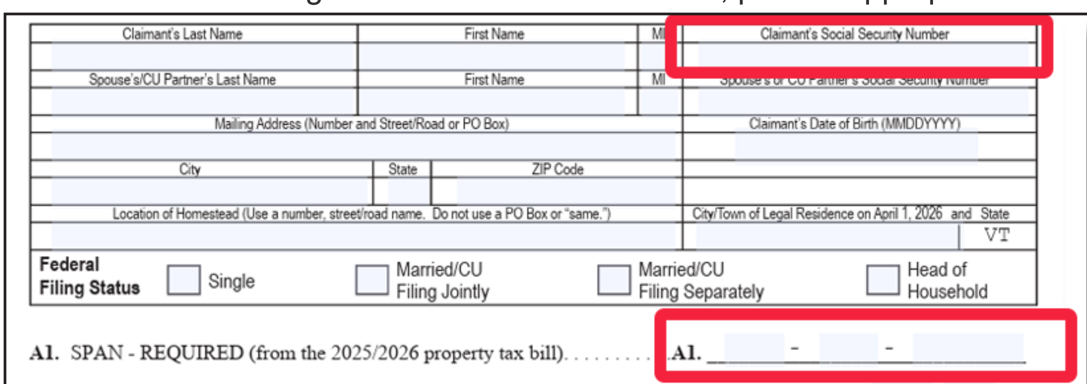
By Vermont law, property owners whose homes meet the definition of a Vermont "homestead" must file Vermont Form HS-122, Homestead Declaration, Section A tax.vermont.gov/property-owners/homestead-declaration) annually by the April income tax due date (April 15 in 2026). Your property may be claimed as 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, 2026, you may still claim it as a homestead if it is not leased for more than 182 days in the 2026 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) (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 | MI | Claimant's Social Security Number
Spouse's/CU Partner's Last Name | First Name | MI | Spouse's or CU Partner's Social Security Number
Mailing Address (Number and Street/Road or PO Box) | Claimant's Date of Birth (MMDDYYYY)
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, 2026 and State VT
Federal Filing Status: Single | Married/CU Filing Jointly | Married/CU Filing Separately | Head of Household
A1. SPAN - REQUIRED (from the 2025/2026 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 $115,400 or less in 2025, in paying their property tax. In order to file a property tax credit claim, you must meet all of the following eligibility requirements:

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- Your property qualifies as a homestead, and you have filed a Homestead Declaration for the 2025 grand list.
- You were domiciled* in Vermont for the entire 2025 calendar year (see "Domicile" note on previous page).
- You were not claimed as a dependent of another taxpayer for 2025.
- You have the property as your homestead as of April 1, 2026.
- You meet the "household income" criteria of $115,400 or less for the calendar year 2025. 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 $115,400. 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 2025? ☐ Yes, Go to Line B2. ☐ No, STOP.

B2. Were you claimed as a dependent in 2025 by another taxpayer? ☐ Yes, STOP. ☐ No, Go to Line B3.

B3. Do you anticipate selling this Vermont housesite on or before April 1, 2026? ☐ Yes, STOP. ☐ No, Continue

Amounts for Lines B4 through B6 are found on the 2025/2026 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 ☐ 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 2025/2026 property tax bill
- [**B5**] Housesite Education Tax—from your 2025/2026 property tax bill
- [**B6**] Housesite Municipal Tax—from your 2025/2026 property tax bill
- [**B7**] Ownership Interest—from your 2025/2026 property tax bill
- [**B8**] Household Income, Schedule HI-144—include this schedule 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