

A BILL

To waive property taxes for owner-occupied primary residences owned by individuals who have reached the Social Security Retirement Insurance (SSRI) defined retirement age, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

SECTION 1. SHORT TITLE.

This Act may be cited as the “**Senior Home Protection and Property Tax Relief Act of 2025.**”

SEC. 2. CONGRESSIONAL FINDINGS.

Congress finds the following:

1. Property taxes, while a critical source of local revenue, can impose a disproportionate burden on individuals living on fixed incomes after retirement.
2. The Social Security Administration defines a full retirement age (FRA) for purposes of Social Security Retirement Insurance (SSRI) benefits, which reflects the point at which most Americans transition to fixed or reduced income.
3. Owner-occupied primary residences are essential to community stability, public safety, and the dignity of aging in place.
4. Waiving property taxes for seniors who have reached SSRI full retirement age will help prevent displacement, foreclosure, and financial hardship, while preserving local housing stability.
5. Federal action is necessary to establish a uniform baseline protection for seniors, while allowing states and localities to receive offsetting federal funds to maintain essential public services.

SEC. 3. DEFINITIONS.

For purposes of this Act:

1. “**Full Retirement Age**” means the age at which an individual becomes eligible for full Social Security Retirement Insurance benefits, as determined by the Social Security Administration under section 216(l) of the Social Security Act (42 U.S.C. 416(l)).
2. “**Owner-Occupied Primary Residence**” means a dwelling unit—
 - (A) owned in fee simple, joint tenancy, tenancy by the entirety, or as a life estate by the applicant; and
 - (B) physically occupied by the applicant as their principal place of residence for not less than 183 days in the preceding calendar year.
3. “**Property Tax**” means any ad valorem tax imposed by a state, county, municipality, or other political subdivision on real property.

4. **“Eligible Individual”** means a natural person who— (A) has attained full retirement age as defined in paragraph (1); and (B) is the legal owner and occupant of an owner-occupied primary residence as defined in paragraph (2).
5. **“Local Taxing Authority”** means any state, county, municipality, school district, or other political subdivision authorized to levy property taxes.

SEC. 4. ELIGIBILITY.

(a) **In General.** — An individual shall be eligible for the property tax waiver established under this Act if such individual—

1. Has attained full retirement age as defined in section 3(1);
2. Is the legal owner of an owner-occupied primary residence as defined in section 3(2); and
3. Has occupied such residence as their principal place of residence for not less than 183 days in the preceding calendar year.

(b) **Joint Ownership.** — In the case of a property owned jointly by two or more individuals, eligibility shall be determined as follows:

1. If all owners have attained full retirement age, the property shall be fully exempt from property tax under this Act.
2. If at least one owner has attained full retirement age and occupies the property as their primary residence, the exemption shall apply to the proportionate share of the property tax attributable to that owner’s interest, except that states may elect to grant the full exemption.

(c) **Income and Asset Tests Prohibited.** — No state or local taxing authority receiving federal offset funds under this Act may impose income or asset limitations as a condition of eligibility.

SEC. 5. APPLICATION PROCESS.

(a) **Standardized Application.** — The Secretary of the Treasury, in consultation with the Commissioner of Social Security, shall develop a standardized application form for the property tax waiver, which shall—

1. Require proof of age and eligibility for full Social Security Retirement Insurance benefits;
2. Require proof of ownership and occupancy; and
3. Be made available in both paper and electronic formats.

(b) **Automatic Renewal.** — Once approved, an eligible individual shall not be required to reapply annually, except to confirm continued occupancy of the property.

(c) **Coordination With Social Security Administration.** — The Social Security Administration shall, upon request and with the consent of the applicant, verify the applicant’s attainment of full retirement age directly to the local taxing authority.

SEC. 6. SCOPE OF WAIVER.

(a) **Full Waiver of Property Tax.** — An eligible individual shall be exempt from the payment of all property taxes levied on their owner-occupied primary residence by any local taxing authority.

(b) **Duration.** — The waiver shall remain in effect for as long as the individual remains eligible under section 4.

(c) **No Effect on Other Exemptions.** — The waiver provided under this Act shall be in addition to, and shall not preclude, any other property tax exemptions or credits available under state or local law.

SEC. 7. FEDERAL OFFSET FUNDING TO LOCAL TAXING AUTHORITIES.

(a) **In General.** — For each fiscal year, the Secretary of the Treasury shall pay to each state an amount equal to the total property tax revenue forgone by local taxing authorities within that state as a result of the waiver provided under this Act.

(b) **Calculation of Forgone Revenue.** —

1. Each local taxing authority shall annually certify to the state the total amount of property tax revenue waived under this Act.
2. Each state shall compile such certifications and submit them to the Secretary of the Treasury for reimbursement.

(c) **Use of Funds.** — States shall distribute federal offset funds to local taxing authorities in proportion to the certified revenue forgone, to ensure no reduction in funding for public schools, emergency services, infrastructure, or other essential services.

SEC. 8. ENFORCEMENT AND PENALTIES.

(a) **Prohibition on Denial of Waiver.** — No local taxing authority receiving federal offset funds under this Act may deny the waiver to an eligible individual who has submitted a complete application.

(b) **Civil Penalties.** — Any local taxing authority that willfully denies or delays the waiver to an eligible individual shall be subject to a civil penalty not to exceed \$10,000 per violation, payable to the affected individual.

(c) **Audit Authority.** — The Comptroller General of the United States shall conduct periodic audits of state and local compliance with this Act, including verification of eligibility determinations and use of federal offset funds.

SEC. 9. RULEMAKING.

(a) **In General.** — Not later than 180 days after the date of enactment of this Act, the Secretary of the Treasury, in consultation with the Commissioner of Social Security, shall issue final regulations to carry out this Act.

(b) **Consultation With Stakeholders.** — In developing regulations, the Secretary shall consult with—

1. State and local tax administrators;

2. Senior advocacy organizations; and

3. Representatives of rural, suburban, and urban communities.

(c) **Public Comment.** — Draft regulations shall be published in the Federal Register for a public comment period of not less than 60 days.

SEC. 10. EFFECTIVE DATE.

This Act shall take effect on January 1 of the first calendar year beginning at least 180 days after the date of enactment.