

SENIOR/DISABLED PERSONS TAX FREEZE

FAQS

WHAT TAX BENEFIT DOES THE CITY OF MELISSA OFFER TO RESIDENTS AGE 65 OR OLDER / OR THE DISABLED?

The City of Melissa offers an exemption (also called a tax ceiling) for homeowners who are 65 years of age or older, or disabled. This freeze limits the amount of city property taxes that can be imposed on their homestead property, ensuring that the city taxes do not increase, even if the home's value rises.

HOW DOES THIS EXEMPTION WORK IN MELISSA?

Once this exemption is in place, the amount of city taxes owed is capped at the amount the homeowner paid the year they qualified for the freeze. The tax freeze only applies to city property taxes and remains in effect as long as the homeowner lives in the home and continues to qualify.

HOW IS THE TAX FREEZE CEILING DETERMINED, AND WILL MY TAXES EVER INCREASE AFTER THE FREEZE IS ADOPTED?

Melissa adopted the freeze for tax year 2024, the means that the process to establish a tax ceiling begins this year. The Texas Tax Code outlines this process where the City will compare the first year taxes to the second year taxes, then use the lower of the two as the ceiling amount. In 2025, we will compare 2024 City property taxes to the 2025 City property taxes and use the lower of the two for the 2025 tax year and future years. The ceiling amount would never be increased unless major improvements (add-ons, pools, outbuildings, etc.) are completed on the property or the property owner moves to another property.



WHO IS ELIGIBLE FOR THIS EXEMPTION IN MELISSA?

Homeowners who are age 65 or older or disabled and occupy their home as their primary residence are eligible for the exemption.

DOES THIS EXEMPTION APPLY TO ALL TYPES OF PROPERTY TAXES IN MELISSA?

No, the City's recent action only applies to the City-levied property tax. However, according to the Collin Central Appraisal District, the other overlapping taxing entities (Collin County, Collin College, and Melissa ISD) previously adopted the Senior and Disabled Persons tax exemption. Please see Collin CAD for more details.

HOW DO I APPLY FOR THIS EXEMPTION IN MELISSA?

If you already have the Over 65 Exemption, the exemption will apply automatically. If you have not applied and qualify, you can submit the appropriate application to the Collin County Appraisal District.

[Click here to apply for the Over 65 Exemption through the Collin County Appraisal District.](#)

**For more details, visit the
Property Tax Exemptions
publication on the**

[Texas Comptroller's Texas
Property Tax Exemptions
PDF.](#)

