

TOWN OF MIDDLETOWN – Office of the Tax Assessor/Collector

350 East Main Road – Middletown RI 02842 401.847.7300

2025 APPLICATION FOR OWNER-OCCUPIED RESIDENTIAL TAX RATE

NAME: _____ DOB: _____
SPOUSE: _____ DOB: _____
PROPERTY ADDRESS: _____
PHONE: _____ EMAIL ADDRESS: _____

Property Type: Single-family 2-5 Family Residential Condominium

Is the PROPERTY ADDRESS your primary residence RI Driver License / ID Card /Voter ID Number:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Are you the legally titled taxpayer of the RESIDENCE ADDRESS	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Do you or your spouse claim a personal exemption (homestead, senior, veteran, etc.) in any other community	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Is/are the rental unit(s) the primary residence of a tenant	YES <input type="checkbox"/>	NO <input type="checkbox"/>

For properties with 2 Dwelling units (One unit owner-occupied / Second unit held for personal use):

Is the PROPERTY ADDRESS your primary residence If Yes, please provide Unit # _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Do you certify that the second unit is not rented and is for your personal use	YES <input type="checkbox"/>	NO <input type="checkbox"/>

For properties with up to 5 Dwelling units:

Is the PROPERTY ADDRESS your primary residence If Yes, please provide Unit # _____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Do you certify that all of the units are rented by and will continue to be rented to tenants pursuant to a written lease for one year or longer and that the dwelling units rented are the principal residences of the tenants of the same.	YES <input type="checkbox"/>	NO <input type="checkbox"/>

UNIT NO.	LEASE START DATE	LEASE END DATE

COPIES OF SIGNED LEASES MUST BE PROVIDED

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SEE REVERSE FOR ELIGIBILITY REQUIREMENTS

ELIGIBILITY

- Applicant must be a full-time, legal resident of the Town of Middletown and must **own and occupy** the real property for which the owner-occupied residential tax rate is claimed, unless you have certain rental properties that qualify;
- Proof of residency can be one of the following: Rhode Island Drive License or Rhode Island ID card which shows the applicant's as the property for which the owner-occupied rate is desired.
- The real property for which the owner-occupied residential tax rate is claimed must be legally titled to the Taxpayer occupying the property; a trust to which the Taxpayer is the named beneficiary; a life tenant who has the obligation for payment of the tax on the real estate; a corporate entity owned and controlled by the Taxpayer as of December 31, 2024 prior to the fiscal year for which the owner-occupied rate shall apply.
- Neither the owner-occupied rate applicant nor the applicant's spouse is receiving an owner-occupied rate or homestead exemption or other personal exemption for another piece of real property, located elsewhere in the State of Rhode Island, or in any other state of the United States, for the same period of time the owner is seeking the owner-occupied rate for property owned in the town, unless during that time the owner is either legally separated or divorced from the spouse during some or all of the period in which they are claiming more than one (1) owner-occupied rate;
- The owner-occupied rate attaches to the owner(s) of the real property, and not to the real property itself.
- Applicant and his or her spouse may claim only one property as their primary residence in Middletown that will qualify for an owner-occupied residential tax rate.
- For properties that qualify as a rental property, the owner must certify that the all of the units are rented by and will continue to be rented to tenants pursuant to a written lease for one year or longer and that the dwelling units rented are the principal residences of the tenants of the same.
- Additionally, for properties that qualify as rental properties, signed copies of the leases must be submitted with the application;
- If the Taxpayer gives misinformation as to ownership and/or occupancy of the real property on his/her application for an owner-occupied rate, the Tax Assessor may, in such event, remove the owner-occupied rate and apply the non-owner occupied rate and recalculate the tax for the period in question and in addition charge the taxpayer the maximum interest permitted by law. Such person shall also subject to a fine of up to \$1,000.00.

I have read and understand the eligibility requirements of this owner-occupied rate and do hereby swear and affirm that the information provided is true, to the best of my knowledge and belief. By signing below, I affirm that the RESIDENCE ADDRESS in Middletown is my home of legal residence, or that the RESIDENCE ADDRESS is rented to tenants pursuant to a written lease for one year or longer and that the dwelling units rented are the principal residences of the tenants of the same.

Applicant: _____

Date: _____

Spouse: _____

Date: _____