



This publication provides general information and is not meant to be a substitute for tax laws or regulations.

Beginning January 1, 2024, taxpayers are eligible to claim a Small Business Property Tax Adjustment Credit. The first opportunity to claim this credit will be on a 2024 WV income tax return, filed in 2025, for all timely paid property taxes made on qualifying real property in the 2024 calendar year. The same rules will apply for all following years.

Who Qualifies?

Small businesses with an aggregate appraised personal property value of \$1 million or less

What Qualifies?

50% of the amount of WV personal property tax timely paid minus credit received for the Motor Vehicle Property Tax Adjustment Credit.

To ensure that you qualify for the Small Business Property Tax Adjustment Credit, you will have to:

1. File your personal property assessment returns with your County Assessor timely. For businesses that means before September 1 and for individuals before October 1.
2. Pay your personal property taxes timely. That means the first half of the assessment must be paid before October 1 and the second half before April 1.

Location and contact information on your County Assessor can be found at tax.wv.gov.

Only eligible small businesses who are owners of the aggregated West Virginia personal property may claim the Small Business Property Tax Adjustment Credit. The credit is only available for 50% of the actual tax paid. Small businesses that file income on personal income returns and have multiple members must allocate the credit among its members in the same way that they allocate profits and losses for that taxable year.

Small Businesses	A business with personal property located in West Virginia that has an aggregate appraised value of \$1 million or less.
Aggregate Appraised Value	The true and actual value of all personal property owned by the Small Business in West Virginia, including the true and actual value of all personal property of related entities. This aggregate should include all automobiles. Automobile payments for which a Motor Vehicle Property Tax Credit was received will be factored out when determining the total amount of the Small Business Property Tax Credit that will be received if the small business is eligible.
Related Entities	A related entity is an individual, corporation, partnership, affiliate, association or trust or any combination or group that is controlled or in control of the Small Business. This means the Small Business directly or indirectly has 50% or more of the voting power or interest of the entity.
Ineligible Small Businesses	Small Business <u>does not</u> include any person who holds a working interest in any oil, natural gas or natural gas liquid producing property or any public service company that is centrally assessed by the state for property tax purposes.

With the passage of HB 125 in the 1st Special Session, taxpayers will not be penalized if they pay the second half of their ticket in 2023 because it is still considered due in 2024 and therefore timely paid.

For more information, you can:

- **Call** a Taxpayer Services Representative at (304) 558-3333 or toll-free at (800) 982-8297
- **Email** taxhelp@wv.gov
- **Go Online** to tax.wv.gov