



a world class African city

City of Johannesburg Metropolitan Municipality
Communications & Stakeholder Management
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MEDIA RELEASE

To: News Editors
From: Kgamanyane Maphologela
Director: Communications & Stakeholder Management
Date: 04 September 2026

CITY OF JOHANNESBURG AUTOMATICALLY EXTENDS PENSIONER PROPERTY RATES REBATES UNTIL 30th JUNE 2027.

The City of Johannesburg is pleased to inform pensioner homeowners who are currently receiving property rates rebates that they do not need to re-apply for the benefit during the current financial year. Their existing rebates will continue automatically until 30th June 2027, subject to the applicable terms and conditions.

The automatic extension means that qualifying pensioners who are already approved beneficiaries will continue receiving their property rates relief for the remainder of the current General Valuation Roll (GVR2023) cycle without having to submit new applications.

During the 2025/26 financial year, the City granted pensioner property rates rebates to 38 308 elderly homeowners, providing more than R329.8 million in rates relief between 1 July 2025 and 30 June 2026.

The City's Director: Communications & Stakeholder Management in Group Finance, Kgamanyane Maphologela, said the extension is intended to reduce the administrative burden on elderly residents who already qualify for the benefit.

"The City has removed the administrative burden on senior citizens who are already receiving pensioner property rates rebates under the current General Valuation Roll. Existing approved beneficiaries therefore do not need to re-apply for the rebate this year. Their rebates will continue until 30th June 2027, subject to the applicable conditions," said Maphologela.

Maphologela emphasised that the automatic extension applies to existing approved pensioner rebate beneficiaries.

New applicants, including homeowners who have recently turned 60 and meet the qualifying criteria, must still submit an application to be considered for the pensioner property rates rebate.

APPLICATION CHANNELS FOR NEW PENSIONER REBATE APPLICANTS

Property owners wishing to apply for the pensioner rebate can obtain and submit application forms through the following channels:

- **Email:** Request application forms from ratescomments@joburg.org.za.

- **Customer Service Centres:** Visit a City of Johannesburg Customer Service Centre.
- **City Website:** Download the relevant application forms from the City of Johannesburg website under the applicable property rates and rebates section.

Maphologela reminded applicants that pensioner rebate applications are subject to the requirements and conditions contained in the City's applicable Rates Policy.

Applications will only be processed where the applicant's municipal account is not in arrears, unless an approved payment arrangement is in place or a formal dispute has been lodged.

Where a customer defaults on an approved payment arrangement, the City reserves the right to withdraw the applicable rebate in accordance with its policies.

PENSIONER REBATE CATEGORIES AND QUALIFYING CONDITIONS

Pensioners aged 60–69 years

To qualify, applicants must meet the applicable requirements, including the following:

- The applicant must own and personally occupy the property.
- The applicable market value threshold is R1.5 million, inclusive of the residential threshold, on successful applications.
- Rates are levied on the portion of the property's market value exceeding R1.5 million.
- Pensioners with a gross monthly income below R13 519 qualify for a 100% rebate, subject to a successful application and all applicable conditions.
- Pensioners with a gross monthly income above R13 519 but below R23 172 qualify for a 50% rebate, subject to a successful application.
- Pensioners with a gross monthly income above R23 172 do not qualify for the pensioner rebate under this category.
- The pensioner rebate applies to one property only where an applicant owns more than one property.
- Pensioners receiving a qualifying National Security Grant may qualify for a 100% rebate, subject to the applicable market value threshold and other qualifying conditions.

Pensioners aged 70 years and older

To qualify, applicants must meet the applicable requirements, including the following:

- The applicant must own and personally occupy the property.
- The applicable market value threshold is R2 million, inclusive of the residential threshold, on successful applications.
- Rates are levied on the portion of the property's market value exceeding R2 million.
- Qualifying pensioners aged 70 years and older receive a 100% rebate on rates, irrespective of income, up to the applicable R2 million market value threshold, subject to a successful application and compliance with all applicable conditions.
- The pensioner rebate applies to one property only where an applicant owns more than one property.

The City encourages residents who are unsure about their eligibility to obtain information through official City channels and to ensure that all required supporting documentation is submitted when lodging a new application.

ENDS –

Issued by:

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