

Residence Homestead Exemption

Frequently Asked Questions

Do I, as a homeowner, get a tax break from property taxes?

You may apply for homestead exemptions on your principal residence. Homestead exemptions remove part of your home's value from taxation, so they lower your taxes.

For example, if your home is assessed for \$100,000, (please note the assessed value is different from your properties market or appraised value) and you qualify for a \$20,000 exemption, you will pay taxes on the home as if the assessed value was only \$80,000.

Do all homes qualify for homestead exemptions?

No, only a homeowners principal residence qualifies. To qualify, a home must meet the definition of a residence homestead: The home's owner must be an individual (for example: not a corporation or other business entity) and use the home as his or her principal residence. Also if you are age 65 or older, or disabled.

What is a homestead?

A homestead can be a separate structure, condominium or a manufactured home located on owned or leased land, as long as the individual living in the home owns it. A homestead can include up to 20 acres, if the land is owned by the homeowner and used for a purpose related to the residential use of the homestead.

Exemption are given to disabled homeowners as well, the owner must choose one or the other. The owner cannot receive exemptions for both age and disability.

You may file an Application for Residential Homestead Exemption with the Assessor's Office for the \$20,000 homestead exemption. Once you receive the exemption, you do not need to reapply. If the original owner who has the home exemption in their name moves or passes away the new owners, who must be 65 years or older or disabled, must reapply for homestead under their name.

What is the deadline for filing for a homestead exemption?

If you are turning 65 before July 1st of the next year you have until December 1st to file. Keep in mind this date is in the middle of a tax year therefore homestead if approved will not go into effect till the next tax year begins which is the second week of July.