

Filing for a Property Tax Exemption in Texas

WHY FILE FOR A HOMESTEAD EXEMPTION? >

A residence homestead exemption removes part of your home's value from taxation, which ultimately results in lower property taxes.

WHEN DO YOU FILE? >

Effective January 1, 2022, new home buyer's may apply for the general residence homestead exemptions in the year they purchase the property for the applicable portion of that tax year, you no longer have to wait until January 1 of the following year.

WHERE DO YOU FILE? >

The appraisal district in the county in which your property is located. Below is the contact info for your local Appraisal District.

Austin	979.865.9124	www.austincad.org
Brazoria	979.849.7792	www.brazoriacad.org
Chambers	409.267.3795	www.chamberscad.org
Fort Bend	281.344.8623	www.fbcad.org
Galveston	409.935.1980	www.galvestoncad.org
Harris	713.957.7800	www.hcad.org
Liberty	936.336.5722	www.libertycad.com
Montgomery	936.756.3354	www.mcad-tx.org
San Jacinto	936.653.1450	www.sjcad.org
Walker	936.295.0402	www.walkercountyappraisal.com
Waller	979.921.0060	www.waller-cad.org

REQUIREMENTS FOR FILING A HOMESTEAD EXEMPTION >

The property must be your principal residence and you cannot claim a homestead exemption on any other property.

You must provide a valid Texas driver's license or Texas identification card and the address listed must match the address for which the exemption is requested.

HOW TO FILE FOR AN EXEMPTION >

1. Get an application form from the appraisal district office.
NO FEE OR COST to: receive or file an exemption application!
2. Return the form to the appraisal district in the year you purchase the property, as provided in the new law effective January 1, 2022. You may file a late application for a residential homestead exemption up to two years after the date the taxes become delinquent. You will get a new tax bill with a lower amount or refund if you already paid.
3. To expedite the processing of your application, be sure to include all required information. Failure to include the necessary information may result in the application being returned; therefore, resulting in processing delays.
4. If your property is valued by more than one appraisal district, you must file an application with each of the districts appraisal.
5. If you are 65 this year, you may file for the over 65 exemption up to one year from the date you turned 65.
6. If the chief appraiser denies or modifies your exemption, he must tell you in writing within five days. The notice must explain how you can protest before the appraisal review board.
7. Once you receive a homestead exemption or disabled veteran's exemption, you don't have to apply again unless the chief appraiser asks you to apply or unless your qualifications change. Moving to a new home requires a new application. You must notify the chief appraiser in writing before May 1 of the year after your right to an exemption ends.
8. The chief appraiser may require a new application by sending you a written notice and an application form. If a new application is necessary, the chief appraiser is required to notify you in writing no later than January 31 of the tax year. If you don't return the new application, you will lose your exemptions.

There is no fee to apply for a Texas residence homestead exemption.
IT'S FREE! DON'T PAY TO FILE A TEXAS HOMESTEAD EXEMPTION!
Scammers send official-looking stationery to suggest that a fee (*usually \$50 or more*) must be paid for a homeowner to apply for the exemption. These claims are false and deceptive.

Information acquired from Tarrant Appraisal District.
For more information, please visit www.tad.org.

Types of Property Tax Exemptions in Texas

SURVIVING SPOUSE *(of someone with Over 65 or Disabled)*

When a homeowner who has been receiving the over 65 exemption and school tax ceiling dies, the exemption and ceiling transfer to the surviving spouse if the survivor is 55 or older and has ownership in the home.

The survivor must apply to the appraisal district for the transfer. The exemptions and ceiling remain in effect for as long as the spouse lives in the home.

DISABLED VETERAN WITH 100% DISABILITY

You may qualify for exemption if you both own and occupy the property on January 1 as your primary residence.

The veteran must receive 100 percent disability compensation from the VA due to the veteran's service-connected disability and the veteran must have a rating of 100 percent disabled or of individual unemployability from the VA or the veteran's service branch. Qualifying veterans are entitled to an exemption of the total appraised value of the home. They will NOT have to pay property taxes on the homestead to any tax entity.

DISABLED VETERAN OR SURVIVOR *(not limited to residence only)*

You may qualify for a disabled veteran property tax exemption if you are either (1) a veteran who was disabled while serving with the US armed forces or (2) the surviving spouse or child (*under 18 years of age and unmarried*) of a disabled veteran or a member of the armed forces who was killed while on active duty. You must be a Texas resident.

You must have documents from either the Veteran's Administration or the branch of the armed forces that show the percentage of your service-related disability. Your disability rating must be at least 10%. If you are a surviving spouse or child you must have the veterans' disability records. You may need other documents such as proof of marriage or age.

Exemption ranges from \$5,000 to \$12,000, depending on the extent of the disability. This exemption applies to any property you own on January 1—not limited to homes—however, you may only pick one property to receive the exemption.

GENERAL HOMESTEAD

You have an ownership interest in the property and use the property as your principal residence; however, you are required to state that you do not claim an exemption on another residence homestead in or outside of Texas.

Effective January 1, 2022, new home buyer's may apply for the general residence homestead exemptions in the year they purchase the property for the applicable portion of that tax year, you no longer have to wait until January 1 of the following year.

You must provide a Texas driver's license or state identification card and the homeowner's vehicle registration receipt. The address on the identification and the vehicle registration receipt MUST match the address for which the homestead exemption is requested.

If the owner does not own a vehicle they can send a current utility bill showing name and address along with an affidavit indicating non-ownership of a vehicle. The bill MUST match the address for which the homestead exemption is requested.

AGE 65 OR OLDER HOMEOWNERS

If you are age 65 or older and you occupy your home, as your primary residence, you will qualify for the Over 65 Homestead Exemption.

You will qualify for a \$10,000 homestead exemption for the school taxes on your home's value, in addition to the \$15,000 exemption for all homeowners. If you qualify for both the \$10,000 exemption for over 65 homeowners and the \$10,000 exemption for disabled homeowners, you must choose one or the other. You cannot receive both exemptions.

Once you receive an over 65 homestead exemption, you qualify for a tax ceiling on your residence school taxes and your residence taxes for any other tax entity (*county, city, special district*) that has adopted the local option ceiling. The ceiling is set based upon the amount of tax you pay the year you qualify for the over 65 exemption or the year the entity adopted the local option ceiling. Your taxes cannot increase above the ceiling as long as you own and live in that home. The taxes will never be more than the amount of your ceiling.

However, your tax ceiling can go up if you improve your home; for example, if you add a garage, game room or swimming pool, your tax ceiling can go up. Also, your tax ceiling may change if you move to a new home.

HOMEOWNER WITH DISABILITIES

"Disabled" means either (1) you can't engage in gainful work because of physical or mental disability or (2) you are 55 years old and blind and can't engage in your previous work because of your blindness. If you receive disability benefits under the federal Old Age, Survivors and Disability Insurance Program through the Social Security Administration, you will qualify.

To establish eligibility for the exemption, you will need to provide currently-dated letters from two physicians which state that your disability meets the Old-Age, Survivors and Disability Insurance Act definition and the date your disability began.

*Information acquired from Tarrant Appraisal District.
For more information, please visit www.tad.org.*