

Homestead Exemptions



What is a Homestead Exemption?

Homestead exemptions are granted by the county appraisal district where the property is located. The exemption reduces a homeowner's property tax bill by removing part of the home's value from taxation. All Texas homeowners are able to apply for a General Residence Homestead Exemption for their primary residence. Other exemptions are available to homeowners who are over 65, Veterans or disabled, and require the same application process.

Who qualifies?

These requirements must be met to receive the exemption:

1. You may now apply as soon as you close on your home, which is new for 2022 and the result of legislative action for the State of Texas. Prior to 2022, a homeowner had to wait until the following year to apply.
2. The property must qualify as a residence on January 1st of the year for which you are applying. Over 65, veteran's and disability exemptions have additional requirements. To be a qualifying residence, the home must be complete and habitable on January 1st. A new home under construction would not meet this standard and would not qualify until the following year.
3. You may only claim one property in Texas at a time as homestead.
4. Only individual homeowners (not corporations or other entities) may receive a homestead exemption. Family Trusts may qualify, check with the local appraisal district for requirements.
5. A homestead can be a house, condominium, or a manufactured home. It can include up to 20 acres, if the land is also owned by the homeowner and used as a yard, or for another purpose related to the residential use of the home.
6. **Senate Bill 1801**, effective Sept 1, 2023
Texas homeowners will see their homestead exemption on their property tax bill increase from \$40,000 to \$100,000 of their home's assessed value.

It allows for the county appraisal district to establish a procedure for the periodic review of homestead exemptions once every 5 years. The chief appraiser for each county will establish a schedule for said review.
capitol.texas.gov/BillLookup/History.aspx?LegSess=88R&Bill=SB1801

How do homeowners apply?

1. Complete the APPLICATION FOR RESIDENTIAL HOMESTEAD EXEMPTION (available on the websites of most county appraisal districts, or at the Texas Comptroller's website at <http://comptroller.texas.gov/taxinfo/taxforms/50-114.pdf>
2. Include a copy of your **DRIVER'S LICENSE** or **IDENTIFICATION CARD** from the Texas Department of Public Safety at www.txdps.state.tx.us. The address **MUST MATCH** the homestead address.

For more information on all types of property tax exemptions, contact your local county appraisal district office, or visit:

<http://comptroller.texas.gov/taxinfo/proptax/exemptions.html>

