

Ask the Professionals

Real Estate Question and Answers

How Do I Apply for the Homestead Tax Exemption

Q I just bought my first home. Several people have told me I need to apply for my homestead tax exemption. What exactly is it and how do I apply?

A What you are referring to is your homestead tax deduction, which allows any homeowner claiming a property as their principal residence (defined by the state as living in the property at least six months every year) to deduct value from their property's taxable value. This can result in a savings of about \$150.00 per year.

A property's taxes are calculated as a gross payable amount. The net is what the payable amount is after the homestead credit is deducted. If a homestead hasn't been filed, the gross and net are the same. The deadline for applying for the homestead tax deduction is before July 1; if you miss the deadline, you can file anytime but the credit won't be applied until 2008.

You will need to apply in person at your county's courthouse. If you just bought your home, you should wait a week or two prior to applying to make sure the sale has been recorded and that you are listed as the legal owner. To

make sure your trip isn't wasted, call beforehand to make sure it's been recorded and where you should go to apply.

In addition to the homestead tax deduction, veterans who qualify may be able to claim an additional credit from the taxable value of their property.

If you haven't applied for your homestead tax deduction, no matter how long you've owned your property, you owe it to yourself to apply. Just remember you have to do it in person and before July 1. This is a one-time filing, i.e., you do not have to do it every year. Once you've applied for it, you will not have to

do it again as long as you own that property.

Note: July 1, 2007 will be on a Sunday, so this year's deadline may be Friday, June 29 or Monday, July 2; you should call your county's assessor's office to be sure.



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Kevin has over 20 years of marketing and sales experience.



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