

HOMESTEAD EXEMPTION

2024'S NEW LAWS WILL REQUIRE YOU TO REAPPLY FOR THE EXEMPTION

Texas homeowners may have received notices that they need to reapply for their homestead exemption. The reapplication requirement is due to a new law, Senate Bill 1801, that requires Texas appraisal districts to create processes to make a periodic review of all homestead exemptions and check them at least once every five years.

The new law requires appraisal districts to have these new processes in place by January 2024. Homestead exemption holders will be asked to reapply for their exemption to confirm that they still qualify, including providing a current copy of their Texas driver's license showing the same address as the property listed in the homestead exemption.

Starting in 2024, the law will affect all properties, and therefore homeowners will not owe for previous years if they incorrectly filed for a homestead exemption.

Many of the appraisal websites allow you to preemptively reapply by visiting the corresponding district websites. Appraisal districts have sent and will continue sending out notices to advise homeowners of the new requirements.

See More Information on Next Page



HELPFUL HINTS

- + NEW LAW IS EFFECTIVE JANUARY 2024, AND AFFECTS ALL PROPERTIES
- + HOMESTEAD EXEMPTION HOLDERS WILL BE ASKED TO REAPPLY FOR THEIR EXEMPTION TO CONFIRM THAT THEY STILL QUALIFY
- + WILL NEED TO PROVIDE A CURRENT COPY OF THEIR TEXAS DRIVER'S LICENSE, SHOWING THE SAME ADDRESS AS THE PROPERTY LISTED IN THE EXEMPTION
- + PREEMPTIVELY REAPPLY ON MOST APPRAISAL DISTRICT WEBSITES

Updating Homestead Exemption

- Senate Bill 1801
 - Requires Appraisal Districts begin a 5-year review cycle on Homestead Exemption declarations
 - Begins this year (January 1, 2024)
- How Appraisal Districts are implementing the new law
 - Mailing letters to those that will be reviewed
- If you get a letter, **OPEN IT** and **RESPOND!!!**
 - Will lose Homestead Exemption if you don't respond
- Who is getting letters???
 - Each Appraisal District is performing their review differently
 - Some are doing mass mailings to everyone
 - Some are only doing mailings to the “really old applications”
 - Some are sending letters to “red flags”
 - Some are randomly selecting addresses to send letters
- Remember: **NEVER** ignore a letter from the Appraisal District!

Conclusion

- Many facets to homestead property tax exemption
- Even today, there are those that have not claimed
 - Doesn't mean they cannot still claim (can go back two years)
- Increase in homestead exemption for school property taxes
 - Will help short term
 - Question is how the changes will play out long-term
- Answer any request by Appraisal District for information
 - They will only ask once