

Texas Homestead Exemptions

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 property owns it. A homestead can include up to 20 acres, if the property is owned by the homeowner and is used for a purpose related to the residential use of the homestead.

What is a tax exemption?

A tax exemption is a utility used by the Appraisal District to provide qualified property owners with a partial reduction (a percentage or a fixed dollar amount) of the property's tax valuation, or in certain cases, a total removal of the property's tax valuation.

What are the common exemptions?

Homestead Exemption
Disabled Individual Exemption
Agricultural Land Exemption
Disabled Veteran Exemption
Over 65 Exemption

Do I qualify for a homestead exemption?

- You must own and use the property as your primary residence.
- You can apply as soon as you are the owner and are occupying the property to receive an instant benefit as of January 1 of the year of your purchase, if the prior owner was not granted an existing homestead exemption on the property. If the prior owner was granted a homestead exemption, that exemption generally remains in place for the remainder of the year in which the exemption was qualified for and your homestead exemption would be effective as of January 1 of the year following your year of purchase.
- Generally, only individual homeowners may receive a homestead exemption (exceptions apply).
- You may only claim one property as your homestead in Texas.
- Your homestead may include a house, condominium, or mobile/manufactured home.
- Your homestead may include up to 20 acres of land, subject to qualified usage.

Note: Special exemptions may have additional qualifying criteria.

Apply online with your County Appraisal District!

It is the responsibility of the property owner to file for applicable exemptions. Certain application filing deadlines may apply in order to receive the tax benefit for the year of the filing, depending on specific variables. The address on your Texas Drivers License or Texas ID card must match the address of the property in which you are applying for the homestead exemption. Your Realtor is a great resource if you need assistance! Third-party fee based services commonly solicit new property owners, but are commonly seen as an unnecessary expense.

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