

CENTRAL APPRAISAL DISTRICT OF BANDERA COUNTY

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NEW HOMESTEAD EXEMPTION APPLICATION RULES

The Legislature has closed loopholes in disclosure that allowed some citizens to obtain homestead exemptions on more than one property. Beginning September 1st, 2011, individuals seeking to apply for a homestead exemption in Texas will need to comply with a new application process.

The recent session of the Texas legislature imposed rigorous new standards of mandatory disclosure for those property owners who apply for any one of several kinds of homestead exemptions starting September 1.

In order to receive a homestead exemption for property tax purposes, applicants must now provide a copy of their Texas driver's license or Texas state-issued identification card and a copy of their vehicle registration receipt with their application for a homestead exemption.

Moreover, the addresses shown on each of the documents must be the same as the addresses for which the homestead exemption is sought. The Legislature has also authorized appraisal districts to obtain access to the database of the Texas Department of Public Safety so that differences in addresses reported for driver's license and property tax reasons can be audited electronically.

Those who do not own a vehicle will be required to submit a notarized affidavit certifying that fact and provide a copy of a current bill received from a utility company. The address on the utility bill must be the same as the address on the application for a homestead exemption.

The new requirement that takes effect on September 1 is applicable to any one of the several ways property owners can qualify for a residential property homestead. These include the following:

- General residential exemption
- Over – 65 exemption
- Disability exemption
- 100% disabled veterans exemption
- Extension of exemption for a surviving spouse
- Exemption for manufactured (mobile) home

Each of the programs cited above have additional requirements for qualification. However, the common standard is that all such applicants must provide the additional documentation regarding driver's license, Texas issued identification card, motor vehicle registration, and utility billing receipt.

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For those owners seeking homestead exemption status on a manufactured home, the applicant must also provide documentation as noted below:

- Statement of ownership and location issued by the Texas Department of Housing and Community Affairs
- A copy of the purchase contract or payment receipt that the applicant is the purchaser of the manufactured home, OR, a sworn affidavit that:
 - a. The applicant is the owner of the manufactured home
 - b. The seller of the manufactured home did not provide the applicant with a purchase contract, and
 - c. The applicant could not locate the seller after making a good faith effort.

In order to avoid confusion, the modified homestead exemption form and the referenced affidavits will be posted on the effective date of the new legislation (September 1) on the Bandera Central Appraisal District of Bandera County website at www.banderaproptax.org