

File Your Homeowner's Exemption In Five Easy Steps...

...and Start Saving Money

Thompson+Brown
REAL ESTATE

Homeowner's Exemption

1. Homeowner's Exemption – What is it?

If you own and occupy (as your primary residence) a home in California, the state constitution provides for an exemption from property taxes on the first \$7,000 in property value, resulting in an annual tax savings of up to \$70.

2. Filing for your Homeowner's Exemption is easy, and it's FREE.

To file for your Homeowner's Exemption you simply request a form from the county in which the property is located, and submit the completed form to the county. There is no fee collected by the county to file, and you need to be on the lookout for scammers sending you a notice and requesting a fee to file the document. To make it easy, here are links to Homeowner's Exemption forms for Sacramento County and for Placer County.

[Sacramento County](#)

[Placer County](#)

3. The timing of when you file for your Homeowner's Exemption matters.

The property tax "year" in the State of California runs from July 1st through June 30th. To receive 100% of the Homeowner's Exemption benefit, a homeowner must file with the county on or before February 15th, prior to the commencement of the upcoming tax year. However, a property owner can receive 80% of the Homeowner's Exemption benefit by filing with the county on or before December 10th of the current property tax year.

4. Once you have filed your Homeowner's Exemption, you don't need to file again.....unless.....

If you successfully file for your Homeowner's Exemption, you do not need to re-file every year. Provided you still qualify to receive Homeowner Exemption benefits, no action is required to continue receiving the benefits in the future. There is an exception to this rule. If you change the title vesting on the property – for example if you put the property into a trust, or get married and add a spouse to title – you are required to file a new Homeowner's Exemption form and include the new vesting information.

5. There are a few other Homeowner's Exemption details worth noting.

- Only primary residences qualify. No second homes.
- You must notify the county if you move out and/or the property is no longer your primary residence.
- Staying in a convalescent home temporarily should not affect your Homeowner's Exemption
- Moving permanently to a care facility means the owner is no longer eligible for the Homeowner's Exemption
- Veterans receiving a disabled Veteran Exemption are not eligible for the standard Homeowner's Exemption