

## **HOMESTEAD EXEMPTION FOR 2025**

**Filing Period:** January 1 – December 31

(Applications received January 1 – March 15 will be applied to the current tax year.  
Applications received March 16 – December 31 will be applied to the following tax year)

**Qualifications:** Reside in property on January 1<sup>st</sup> of the year filing. Deed filed before February 1<sup>st</sup> of the year filing.  
Person filing must reside in property and their name must be on the deed.

If you move out of the property, sell, rent, etc., you need to notify our office. We must be notified by March 15<sup>th</sup> in writing or by phone in order to remove a homestead. If it is after March 15<sup>th</sup>, the homestead will be removed for the following year.

## **DOUBLE HOMESTEAD**

**Filing Period:** January 1 – March 15

**Qualifications:** Anyone, any age can qualify for double homestead if their gross household income is \$30,000 or less for the previous year. Anyone under 65 **MUST come in annually to Apply.**

## **PROPERTY VALUATION LIMITATION**

**Filing Period:** January 1 – March 15

**Qualifications:** Over 65 years of age with gross household income of \$71,200 or less for the 2024 tax filing year and who must own and occupy the property as of January 1. (The maximum qualifying income will be provided to the counties by the Department of Housing and Urban Development every year.) **NOTE: The property value will be frozen at the taxable value after all increases and adjustments have been made the year the application is made. NOT at the previous year's taxable value. The Senior Valuation Limitation locks in the valuation, but does not freeze all taxes. The tax amount could increase due to millage levy.**

## **CLAIM FOR CREDIT OR REFUND**

**Filing Period:** January 1 – June 30

**Qualifications:** Over 65 years of age **OR** totally disabled (with proof from doctor) **And** with gross household income \$12,000 or less, head of household and resident of this state During the entire preceding calendar year.

## **VETERAN'S HOMESTEAD**

This exemption began in 2006. The veteran or surviving spouse **MUST have a verification letter from the Department of Veterans Affairs to be able to get this exemption.** If the veteran or surviving spouse does not have this letter, they must call the Federal Veteran's Affairs Administration at **(800) 827-1000** to obtain one. The veteran's or surviving spouse's name **MUST** be on the property deed.

# HOMESTEAD EXEMPTION INFORMATION

If you're a homeowner and currently reside on the property, you are probably eligible for a homestead tax exemption. Applications are accepted year-round now due to a recent change in the statutes. Applications received from March 16 through December 31 will be applied to the following tax year.

The benefits of a homestead exemption are twofold. Most homeowners file for homestead exemption to save money on property taxes. The legal protection a homestead exemption provides can be an even bigger incentive to apply. By having the homestead exemption, a homeowner is protected against the loss of his home in the event he is sued and loses the lawsuit. Then tax savings vary, depending on the school district in which the home is located. Technically, the exemption saves \$1,000 on a taxpayer's assessed valuation. The amount to be saved in actual real estate taxes is based on the millage assessed in the taxpayer's school district. If the millage in the Lawton I-8-1 school district is \$89.43 per thousand, then your savings in tax dollars would be \$89.43 for the year.

To qualify for a homestead exemption, the homeowner must reside in the property no later than January 1, and the property must have been recorded in the homeowner's name by January 31. Those who have applied for a homestead exemption in years past need not renew their application. Thanks to a change in state laws, annual renewal of a homestead exemption is automatic.

Military personnel should be aware that applying for a homestead exemption does make a person a legal resident of the State of Oklahoma – a legal TAXPAYING resident. Title 68 Sec 201 – The claiming of a homestead exemption as provided by the Ad Valorem Tax code shall thereby fix the situs of such taxpayer in this state for all income, estate and other taxes levied by the State of Oklahoma. For that reason, some military families opt to forego the property tax savings and retain their legal residence in another state.

Any homeowner, residing on the property, any age can qualify for double homestead if their total gross household income is **\$30,000** or less for the previous year.

If you are 65 years of age with a total gross household income of **\$71,200** or less for the **2024** tax year and you own and occupy the property as of January 1, you can qualify for a Property Valuation Limitation. (Tax Freeze) The maximum qualifying income will vary every year according to the estimated median income provided by the Department of Housing and Urban Development. This exemption freezes **the value** at the rate applied in December of the application year.

If you are 65 years of age or older **OR** totally disabled **AND** your income is less than \$12,000, you may qualify for a partial Refund of your previous year paid taxes. The filing date for double homestead and property valuation freeze is still from January 2 through March 15. Under 65 and refunds must apply annually.

Any veteran or surviving spouse of a veteran that meets the following criteria may qualify for a veteran's exemption from property tax. First, the veteran must have been honorably discharged from a branch of the Armed Forces or the Oklahoma National Guard. Second, the veteran would have to be a state resident. Third, the veteran would have to have 100% permanent disability. Fourth, the disability would have been sustained through military action or accident or result from a disease contracted while in active service. Fifth, the disability would have to be certified by US Department of Veterans Affairs. Finally, the veteran would have to be otherwise qualified for homestead exemption. The exemption can be claimed beginning **JANUARY 2, 2006**. The veteran **MUST** have a verification letter from the Veteran's Office in Muskogee, (800) 827-1000 before we can approve the exemption.

Title 68 Section 2409.1 of Oklahoma Statutes – The taxpayer shall notify the County Assessor the year following any change in the use of property with homestead exemption thereon. The notice of change in homestead exemption status of property shall be in writing and filed with the County Assessor on or before the 15<sup>th</sup> day of March of the next following year after which such changes occurs. The filing of a deed or other instrument evidencing a change of ownership shall constitute sufficient notice to the County Assessor.

Once granted, the homestead exemption shall remain in full force and effect for each succeeding year, so long as the taxpayer has no delinquent accounts appearing on the personal property tax lien docket in the County Treasurer's Office. On October 1<sup>st</sup> of each year. The County Treasurer will provide a copy of the personal property lien docket to the County Assessor. Based upon the personal property tax lien document, the County Assessor shall act to cancel the homestead exemption of all property owners having delinquent personal property taxes. Such cancellation of the homestead exemption will become effective January 1 of the following year. Cancellation of the homestead exemption will require the County Assessor to notify each taxpayer whose homestead is cancelled and will require the taxpayer to re-file an application for homestead exemption and the payment of all delinquent personal property taxes before the homestead can be reinstated.