

Enhanced Homestead Exemption for Disabled Veterans

Benefits

- ✓ No income requirement
- ✓ No age requirement
- ✓ Homestead exemption amount is doubled from \$25,000 to \$50,000

Who Should Apply?

1. Owned and lived in their home as the primary residence as of January 1st of the year being applied for;
2. Surviving spouse status;
3. Must have been honorably discharged or released from active duty;
4. Military veterans who have either:
 - Received a total (100%) disability rating for service-connected disabilities; or
 - Received a total (100%) disability rating for compensation for service-connected disabilities based on a determination of individual unemployability.
5. Applicants must provide a DD214 and a copy of their VA award letter. The letter for "individual unemployability" is also referred to as "IU".

Veteran's Surviving Spouse

1. Surviving spouse of a person who was receiving the homestead exemption for the year in which the death occurred;
2. Occupied the home at the time of the veteran's death; and

3. Acquire ownership of the homestead or continue to occupy the unit in a housing cooperative.

Note: Eligibility for the exemption remains until the year following the year in which the surviving spouse remarries.

What has recently changed?

HB 17 grants the enhanced homestead exemption for a qualified widow or widower of a peace officer, firefighter, or other emergency responder who dies in the line of duty or by an injury or illness sustained in the line of duty. The bill will become effective on January 15, 2021.

What other discounts are available?

Discount on Water Bill: You may be eligible to receive a 25% water discount through your city's utility department. Please contact:

City of Toledo	(419) 245-1800
Lucas County	(419) 213-2926
Maumee	(419) 897-7125
Oregon	(419) 698-7039

Contact Us

Do you have more questions?

Provide your phone number or e-mail address and a representative from our office will contact you.

Anita Lopez, Esq.
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Phone: (419) 213-4406
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co.lucas.oh.us/356/Homestead-Exemption-Program

HOMESTEAD EXEMPTION

A reduction in real estate taxes
for those who qualify



Information for
Lucas County Residents

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What is the Homestead Exemption?

The Homestead Exemption is a form of property tax relief that results in a reduction in real estate taxes for those who qualify. The information in this brochure is intended to assist you in determining your eligibility for this reduction, and to answer other questions relative to this program. For further information, please contact our office at (419) 213-4406.

Who should apply?

Individuals who own & occupy their home as of January 1st of this year:

- Age status: 65 OR turn 65 at the end of the filing year;
- Disability Status (Permanently and totally); or
- Surviving Spouse Status (eligible spouse dies and surviving spouse is at least 59 years old on the date of death)

And meet the income requirement:

- Modified Adjusted Gross Income \$34,200 or less

OR

Disabled Veteran Status:

- For qualifications, refer to the back of this brochure.

What has recently changed?

Applicants who received homestead in 2013 (2014 manufactured home) are not required to disclose income. Beginning in tax year 2014, new participants in the Homestead Exemption program are subject to an income threshold.

Who is considered a homeowner?

In general, a person whose name appears on the deed, a purchaser under a land contract, a person with a life estate ownership, or a person with control under a living trust.

What documents do I need to provide to prove my disability?

Disability certificate

- Physical disability: signed by a physician (licensed to practice medicine).
- Mental disability: signed by a physician or psychologist (licensed in Ohio)

OR

Any state or federal agency certificate.

The disability certificate must be attached to the general homestead exemption application.

The requirements may be found on the backside of the Homestead exemption application form.

What types of properties are eligible for the Homestead Exemption?

Homestead includes single family homes, condominiums, a unit in a multiple unit residence, and mobile homes or manufactured homes occupied as the principal residence of the owner.

How do I show proof of my age?

You must report your age and date of birth on the Homestead Exemption Application. Providing false information on the application is considered perjury and subject to prosecution.

How soon after submitting an application will the credit be shown on the tax bill?

Citizens who file Homestead applications prior to December 1st of the application year, may see the reduction on the tax bill the following year.

Will I have to apply every year to receive the homestead exemption?

No. The homestead exemption is automatic renewal. However, if your circumstances change and you no longer qualify for the homestead exemption, you must notify the county auditor by the end of the year (December 31st).

How much will the Homestead Exemption reduce my taxes?

The exemption is a form of credit on property tax bills; qualifying homeowners may exempt up to \$25,000 of the market value of their homes from all local property taxes. For example, a home with a market value of \$100,000 is billed as if it is worth \$75,000. The exact amount of savings varies from location to location.

What if I missed the deadline?

If you meet the criteria but missed the deadline, you may enroll for the previous and current years during the next enrollment period beginning in January.

How do I enroll?

Homestead application forms are accepted year round. All forms must be signed and submitted in person or by mail to the Auditor's Office.