

RECENT CHANGES TO THE HOMESTEAD PROGRAM

Disabled Veterans

In 2014, Amended Substitute House Bill 85, doubled the State's Homestead Exemption for military men and women with a **100% "SERVICE-CONNECTED" disability**, certified by U.S. Department of Veteran's Affairs, from \$25,000 to \$50,000. Additionally, HB 85 exempts disabled veterans from any means testing (income threshold).

Example:

A qualified disabled veteran would have to pay taxes on only \$100,000 of a home valued at \$150,000. The change would save a disabled veteran an average about \$1000 a year, up from \$600 under previous homestead law.

WHAT IS THE HOMESTEAD DISCOUNT WATER PROGRAM?

If you are enrolled in the Homestead program and are a resident of the City of Maumee, City of Toledo or the City of Oregon, you may also qualify for the Homestead Discount Water Program through your city's Utility Department.

This discount provides a 25% reduction in the water rate to qualifying homeowners. To see if you qualify and/or if you have any questions, you can contact:

The City of Maumee

(419) 897-7127

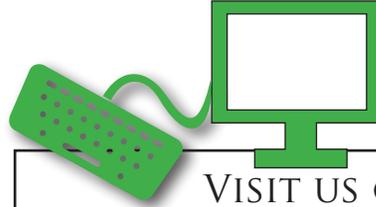
The City of Toledo

(419) 245-1800

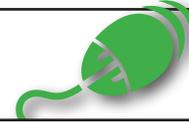
The City of Oregon

(419) 698-7039

CONTACT US



VISIT US ON THE WEB.
WWW.CO.LUCAS.OH.US/AUDITOR



SEND AN E-MAIL.
OUTREACH@CO.LUCAS.OH.US



CALL OUR OFFICE
(419) 213-4406

Anita Lopez Lucas County Auditor

One Government Center, Ste. 600
Toledo, OH 43604-2255
Phone: (419) 213-4406

Do you have more questions?

Simply provide a phone number or email address and a representative from our office will contact you.

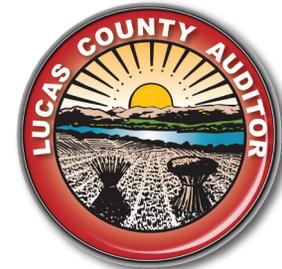


HOMESTEAD EXEMPTION

A reduction in real estate taxes for those who qualify



INFORMATION FOR LUCAS COUNTY RESIDENTS



PREPARED BY
OFFICE OF ANITA LOPEZ
LUCAS COUNTY AUDITOR

WHAT IS THE HOMESTEAD EXEMPTION?

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

WHO SHOULD APPLY?

- Applicants who are 65 or older. Please note, it does not matter what date you turn 65, as long as you turn 65 some time during the year you apply.
- Applicants who are totally and permanently disabled. The applicant is required to have their physician complete the certificate of disability form or submit a certificate from a state or federal agency.
- Applicants must own and occupy their home or mobile home or have ownership interest in it as of January 1 (i.e. land contract, lease purchase).
- Applicants must have a total household income that does not exceed the maximum allowed Ohio Adjusted Gross Income for their application year. For 2016, the Ohio Adjusted Gross Income is \$31,500.

WHAT HAS RECENTLY CHANGED?

Beginning in tax year 2014, **new** participants in the Homestead Exemption program will be 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 DO I NEED TO DO AS A DISABLED PERSON LESS THAN 65 YEARS OF AGE?

You will need to get the certification of a medical doctor or psychologist. Requirements for designation (and the certification statement) can be found on the back side 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.

WHAT IF I DON'T LIVE IN OHIO FOR THE WHOLE YEAR?

You must be a legal resident of Ohio as of January 1st in order to file for Homestead Exemption in that year.

HOW DO I SHOW PROOF OF MY AGE?

At the discretion of the County Auditor, you may be asked for appropriate identification information. 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 DO I KNOW IF I AM CURRENTLY RECEIVING THE HOMESTEAD EXEMPTION?

If you are currently enrolled in the program, the reduction is marked on your tax bill.

WILL THE HOMESTEAD EXEMPTION REDUCE SPECIAL ASSESSMENT LIABILITIES?

No, the homestead reduction is limited to general taxes only.

DO I NEED TO APPLY AGAIN IF I ALREADY RECEIVED THE HOMESTEAD EXEMPTION ON MY CURRENT TAX BILL?

No. Taxpayers already in the program do not need to reapply. Anyone already enrolled will stay enrolled and will not need to file a new application. A qualified recipient will only need to file a new form if there is a change in the owner's eligibility status or in ownership of the property.

HOW MUCH WILL THE HOMESTEAD EXEMPTION REDUCE MY TAXES?

The exemption is calculated by reducing the taxed assessed value (35% of market value) by \$25,000.

HOW SOON AFTER SUBMITTING AN APPLICATION WILL THE CREDIT BE SHOWN ON THE TAX BILL?

Valid applications filed prior to the June 1st deadline, will see the reduction on the tax bill in January of the following year.

WHAT IF I MISSED THE DEADLINE?

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

HOW DO I ENROLL?

Completed Homestead Exemption application forms (DTE 105A) are accepted between January and June. All forms must be signed and submitted in person or by mail to the Auditor's office; no electronic files will be accepted. To be placed on the mailing list for an application, call the Auditor's office at **(419) 213-4336**.