

Tips for Property Owner for Exemptions

TIP #1 The best way to apply for property tax exemptions is online. Our online system allows you to submit the application remotely and get emailed status updates. You can apply for exemptions online at [Exemption Application – Fort Bend Central Appraisal District \(fbcad.org\)](https://www.fbcad.org).

TIP #2 The deadline to apply for an exemption is April 30th of the tax year for which you want the exemption. There are provisions in the Tax Code that allow for late filing for prior year exemptions. On your application, please list every year for which you believe you are eligible for an exemption. We will review the application and every tax year allowed by the Tax Code.

TIP #3 The over 65 exemption has an effective date of January 1st of the tax year in which you turn 65, but you cannot apply for the exemption until your 65th birthday or later.

TIP #4 You still must pay taxes when you turn 65 or when you become disabled. You are granted a tax ceiling, also known as a freeze, when you are approved for the over 65 exemption or the disabled person exemption. You will never pay more taxes to the school district than the amount you paid them the year you turned 65 or became disabled (unless you complete major renovations or additions to your property).

TIP #5 **Once an exemption is on your property, you generally do not need to reapply.** We remove exemptions when ownership changes or when property owners stop using a property as their primary residence; however, there are some common situations that an exemption is removed from a property that require a new application. If you are the only owner listed on a property and then you add your spouse; if you change ownership of your property to a trust; if you own a property with your spouse and then only one of you gets ownership in a divorce; and if you own a property with your spouse and one of you passes away, then we consider this an ownership change. In these ownership change situations exemptions will be removed, and the new owner will have to apply for exemptions.

TIP #6 You may receive a flyer in the mail offering to file a Homestead Designation for you for a fee. This is **not** an application for a homestead exemption, and it is

not from FBCAD. A homestead designation is a form filed with the County Clerk, and its purpose is to help protect a person's homestead from forced sale for debts and judgements. Homestead exemptions help property owner's save money on their property taxes. Homestead exemption applications are filed with FBCAD, and they are **free**; there is no fee to file exemptions.

TIP #7 School taxes on a property with an over 65 exemption or a disabled person exemption and a school tax ceiling can increase. They increase when an owner adds new improvement value to their property, such as a pool, an enclosed patio, or a garage is turned into living space. All new value must be accounted for, and the tax ceiling is adjusted to include taxes on the new value.

TIP #8 You are required to provide a copy of your driver's license or state issued ID for all exemption applications. For all exemptions applied for with form 50-114, the address on the license or ID must match the address of the property for which you are applying. For all exemptions applied for with form 50-135, the address on the license or ID does **not** have to match the address of the property for which you are applying.

TIP #9 On form 50-114 (application for homestead, over 65, disabled person, 100% disabled veteran exemption and others), we need all owners and their information listed. If the owners are a married couple, we need the signature of just one of the owners and their Texas Driver's license or state issued ID. (Please see tip #8 for information about license requirements). If the owners are unmarried individuals or a combination of owners such as a married couple and an unmarried relative or two single unmarried owners, then we need all owners to sign the application and we need their Texas Driver's licenses or state issued IDs.

TIP #10 Tax Code Section 11.26 allows an exemption for property owners who have a solar or wind-powered energy device that is mainly used for production and distribution of energy for on-site use. The value of the solar or wind-powered energy device is exempt from taxation. You can find the application at [Forms – Fort Bend Central Appraisal District \(fbcad.org\)](https://www.fbcad.org/forms), under Miscellaneous Exemptions. You can email the application to info@fbcad.org. You must include picture(s) and invoice(s) for installation and construction, if available. The application deadline is April 30th of the tax year for which you want the exemption.

TIP #11 Many property tax exemptions have a surviving spouse version. You can apply for these exemptions on the same forms you would use for other exemptions, form 50-114 or form 50-135. Please include a copy of your state of Texas Driver's License or state issued ID and a copy of your spouse's death certificate with the application.

TIP #12 A partially disabled veteran exemption can be put on any property that the veteran designates. The exemption must be on the same property for all taxing units. The exemption does not have to be put on a veteran's residence homestead.

TIP #14 In order to receive an exemption on a property, any exemptions on other property you own must to be removed. You must provide proof of removal. We generally ask for a date stamped copy of the removal request you submitted.

TIP #15 Always sign exemption applications. If you are a married couple and you are applying for a homestead exemption, only one of you needs to sign. The one who signs has to provide a copy of their license or ID. If you are applying for an exemption that is linked to one specific owner, such as a disabled person exemption or a person age 65 or older exemption, then the person who meets the exemption qualifications must sign the application and provide their ID.

TIP #16 If a property is owned by two unmarried individuals, or a married couple and an individual, or a group of unmarried individuals, then a Request for Separate Taxation of an Undivided Interest (form 50-171) must be submitted with any exemption application. All owners of a property must be listed on the form, and all owners must sign it,