



## General Information

For Homestead Exemption Application (Form 50-114)

Fort Bend Central Appraisal District  
2801 B.F. Terry Blvd.  
Rosenberg, TX 77471-5600  
281.344.8623

### What is it?

This is the form to fill out if you want a General Residence Homestead Exemption, Person Aged 65 or Older Exemption, Disabled Person Exemption, 100 Percent Disabled Veteran Exemption, and the surviving spouse version of these exemptions.

This form is also used to apply for the Surviving Spouse of an Armed Services Member Killed or Fatally Injured in the Line of Duty exemption, Surviving Spouse of a First Responder Killed in the Line of Duty exemption, and the Donated Residence of Partially Disabled Veteran Exemption, and the surviving spouse version of the Donated Residence of Partially Disabled Veteran Exemption.

### Benefits of the various exemptions applied for on this form

Exemptions reduce the taxable value of your property. Exemptions are worth a certain flat amount or percentage and that amount is deducted from the appraised value of a property. The new lower amount is used by tax collecting agencies to calculate property taxes.

Some taxing units are required to offer certain amounts for exemptions, and some can participate voluntarily. This means that the taxable value of a property varies by taxing unit.

School districts are required to provide a \$100,000 deduction from the appraised value of a property for the General Residence Homestead Exemption. Counties that collect farm to market or flood control taxes are required to provide a \$3,000 deduction. Other taxing units can choose to offer a deduction of up to 20% of the appraised value, with a minimum amount of \$5,000.

A feature of the General Residence Homestead Exemption is the homestead cap. The Tax Code limits the total amount the appraised value of your property can increase from one year to the next. The limit is 10%. This limit does not include an increase to your appraised value due to new improvements. Improvements are structures on a property, like a house, garage, shed or pool. If the market value of your property increases by more than 10% from one year to the next, then the appraised value will be set at the amount that is just a 10% increase from last year's appraised. If the market value for your property increases by 10% or less, then the appraised value will be set at the same amount as your market value.

A homestead that is an heirship property receives the same exemption deductions and features as a General Residence Homestead Exemption.

For the Person Aged 65 or Older Exemption, school districts are required to provide a \$10,000 deduction from the appraised value. Other taxing units can choose to offer a deduction, with a minimum amount of \$3,000. The same amounts apply to the Surviving Spouse version of this exemption.



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For the Disabled Person Exemption, school districts are required to provide a \$10,000 deduction from the appraised value. Other taxing units can choose to offer a deduction, with a minimum amount of \$3,000. The same amounts apply to the Surviving Spouse version of this exemption. If a property owner qualifies for both the Person Aged 65 or Older Exemption and the Disabled Person Exemption, the property owner has to choose which exemption they want; they cannot have both.

A feature of the Person Aged 65 or Older Exemption and the Disabled Person Exemption is the school tax ceiling, also known as the school tax freeze. It is a dollar amount limit for the taxes you pay to the school district. It is set when you first qualify for the Person Aged 65 or Older Exemption or the Disabled Person Exemption. Whatever your school taxes were the year you got your exemption, they can't go higher than that specific amount as long as you live in your home. The exception would be if significant improvements were made to your property, then a new tax ceiling would be calculated based off the new value of your property. If a person receives the surviving spouse versions of these exemptions, they get to keep their deceased spouse tax ceiling amount as long as they live in the home.

For the 100% Disabled Veteran Exemption, the property owner receives a total exemption from taxation. This means that 100% of the appraised value of the property is exempt. The same applies to the surviving spouse version of this exemption.

For the Surviving Spouse of an Armed Service Member Killed in the Line of Duty Exemption, the spouse's property receives a total exemption from taxation. This means that 100% of the appraised value of the property is exempt.

For the Surviving Spouse of a First Responder Killed in the Line of Duty Exemption, the spouse's property receives a total exemption from taxation. This means that 100% of the appraised value of the property is exempt.

For the Donated Residence of a Partially Disabled Veteran Exemption, the deduction amount depends on the service-connected disability rating of the veteran. A disability rating of 10% - 29% gets a deduction of \$5,000. A disability rating of 30% - 49% gets a deduction of \$7,500. A disability rating of 50% - 69% gets a deduction of \$10,000. A disability rating of 70% - 99% gets a deduction of \$12,000. A disabled veteran who has a disability rating of at least 10% and who is totally blind in one or both eyes or who has lost the use of one or more limbs gets a deduction of \$12,000. The same amounts apply to the surviving spouse version of this exemption.

## Deadline and Late Filing

The deadline to apply for any of these exemptions is April 30<sup>th</sup> of the tax year for which you are applying.

The Tax Code does have provisions for late filing for exemptions. For most exemptions a late application can be filed up to two years after the delinquency date of the tax year.



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For the 100% Disabled Veteran Exemption, a late application may be filed up to five years after the delinquency date of the tax year.

When filling out form 50-114 put all the tax years you think you are eligible for an exemption. Applications will be reviewed, and the exemptions will be granted for prior years per the limits set by the Tax Code.

### Where to find application

Apply and submit form 50-114 online at <https://www.fbcad.org/exemption-application/>. Please use Google Chrome when applying online. You can find a pdf version of form 50-114 at <https://www.fbcad.org/eservices/>. It can be found under Most Requested and Homestead Exemptions.

### What to include with the application

#### Exemption

##### **General Residence Homestead**

#### Required Documentation/Actions

ID/License with Address Matching Property Address

Signature of Applying Person

Form 50-171, for unmarried multiple owners

Affidavit Establishing Ownership, if heirship property

Copy of Deceased Owner's Death Certificate, if heirship homestead

Copy of Most Recent Utility Bill, if heirship homestead

Citation of court records related to ownership, if heirship homestead

**\*If you qualify for confidentiality the address on your ID/license does not have to match your property address.**

##### **Person Aged 65 or Older**

ID/License with Address Matching Property Address

Signature of Applying Person



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### Exemption

### Required Documentation/Actions

#### **Surviving Spouse (of Person Aged 65 or Older)**

ID/License with Address Matching Property Address

Signature of Applying Person

Copy of Deceased Spouse's Death Certificate

Copy of Most Recent Utility Bill, if heirship homestead

Citation of court records related to ownership, if heirship homestead

#### **Disabled Person**

ID/License with Address Matching Property Address

Disability Benefits Letter

Signature of Applying Person

#### **Surviving Spouse of Disabled Person**

ID/License with Address Matching Property Address

Signature of Applying Person

Copy of Deceased Spouse's Death Certificate

#### **100% Disabled Veteran**

ID/License with Address Matching Property Address

Signature of Applying Person



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### Exemption

### Required Documentation/Actions

#### **100% Disabled Veteran (cont.)**

VA letter with 100% service-connected disability or unemployability rating listed

#### **Surviving Spouse of 100% Disabled Veteran**

Copy of Deceased Spouse's Death Certificate

ID/License with Address Matching Property Address

#### **Surviving Spouse of Armed Service Member Killed**

Copy of Deceased Spouse's Death Certificate

ID/License with Address Matching Property Address

Signature of Applying Person

Proof from Veterans Affairs (VA), Spouse killed or fatally injured in the line of duty

#### **Surviving Spouse of First Responder Killed**

ID/License with Address Matching Property Address

Signature of Applying Person

Copy of Deceased Spouse's Death Certificate

Proof of Deceased Spouse's First Responder status, and was killed or fatally injured in the line of duty



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### Exemption

#### **Donated Residence of Partially Disabled Veteran**

#### **Donated Residence of Partially Disabled Veteran (Surviving Spouse)**

### Required Documentation/Actions

ID/License with Address Matching Property Address

Signature of Applying Person

Proof of Residence Donation, and meets conditions of Texas Tax Code

Disability Benefits Letter with 10% or more service-connected Disability Rating from Veterans Affairs (VA)

Copy of Deceased Spouse's Death Certificate

ID/License with Address Matching Property Address

Signature of Applying Person