



Dallas Central Appraisal District Frequently Asked Questions Ownership / Exemptions

1. How can I change my mailing address? Can you change my mailing address by phone?

To protect the interest of property owners, it is DCAD's policy to require a written request to change a mailing address. Permanent mailing address changes will not be accepted over the telephone. You may send your written request by email at mailingaddresschg@dcad.org, by fax at **214-630-6634** or mail to **Dallas Central Appraisal District 2949 N Stemmons Fwy. Dallas, TX 75247**. Please indicate the correct mailing address and daytime phone number where you can be reached on your request or complete the Mailing Address Change Request form available on the Forms page of this website.

2. What can I do if the DCAD ownership record does not reflect the current ownership of a property?

After 90 days from the date of closing on a property, if the appraisal record does not reflect the current ownership, please contact the Property Records Exemptions Department at **214-631-0910**.

3. What exemptions are available to homeowners?

General Residence Homestead • Age 65 or Older Exemption • Age 55 or Older Surviving Spouse of individual who qualified for Age 65 or Older Exemption • Disabled Person Exemption • 100% Disabled Veteran or Surviving Spouse of Disabled Veteran who received the 100% Disabled Veteran's Exemption • Donated Residence Homestead of Partially Disabled Veteran or Surviving Spouse of Disabled Veteran who qualified for Donated Residence Homestead • Surviving Spouse of Member of Armed Forces Killed in Line of Duty • Surviving Spouse of First Responder Killed in Line of Duty • Partially Disabled Veteran or Survivor (not limited to your homestead).

4. Do all homes qualify for a homestead exemption?

No, only a homeowner's principal residence qualifies. To qualify, a home must meet the definition of a residence homestead: The home's owner must be an individual (for example: not a corporation or other business entity) and use the home as his or her principal residence. The exemption can take effect the date a person both owns and occupies the property as their primary residence if the previous owner did not have an exemption in place on January 1.

5. What is a homestead?

A homestead can be a separate structure, condominium or a manufactured home located on owned or leased land, as long as the individual living in the home owns it. A homestead can include up to 20 acres, if the land is owned by the homeowner and used as a yard or for another purpose related to the residential use of the homestead.

6. How do I apply for an exemption?

To file a Homestead Exemption, the Residence Homestead Exemption Application form is available from the details page of your account on our website. You may search for your account by owner, by account or by address. Select the link "Print Homestead Exemption Form".

You may qualify to file a Homestead Exemption online; the Residence Homestead Exemption Application link is available from the details page of your account on our website. You may search for your account by owner, by account or by address. Select the link "File Homestead Exemption Online".



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Other exemption applications are available on the Forms page of this website or in our Customer Service Division or request an application by phone at 214-631-0910 between 7:30 AM and 5:30 PM, Monday through Thursday and until 5:00 PM on Friday.

7. Do I apply for a homestead exemption annually?

No, only a one-time application is required, unless by written notice, the Chief Appraiser requests the property owner to file a new application. However, a new application is required when a property owner's residence homestead is changed.

8. May I continue to receive the residence homestead exemption on my home if I move away temporarily?

If you temporarily move away from your home, you may continue to receive this exemption, if you do not establish another principal residence and you intend to return within two years, or if you are a resident of a health facility, or if you are in military service serving outside of the United States. You may receive only one Homestead Exemption. You should notify the Appraisal District when you temporarily move away and when you intend to return, including the reason you are temporarily away.

9. What other exemptions are available?

Cemeteries • Charitable Organizations • Religious Organizations • Private Schools • Youth Spiritual, Mental, and Physical Development Associations • Miscellaneous Associations • Historical Sites • Agricultural Appraisal • Freeport Goods for Business Personal Property • Pollution Control Property • Personal vehicle used in business. Details on each exemption can be found on the Exemptions page of this website.

10. What types of exemptions require an annual application?

Annual applications are required by April 30 for several types of exemptions including:

Property Tax Abatements • Historic Sites • Freeport Goods

11. Can I get an extension of the April 30th exemption filing deadline?

For good cause shown, the chief appraiser may extend the application filing deadline once for a period not to exceed 60 days (late Freeport exemption applications can be filed not later than June 15). If a person required to apply for an exemption in a given year fails to file a completed application form timely, the person will not receive the exemption for that year. If the chief appraiser learns of any reason indicating that an exemption should not have been granted, the exemption will be cancelled and written notice of the cancellation will be delivered within five days after the date the exemption is cancelled.

For a Homestead Exemption, you may file a late application for a residence homestead exemption, including a 100% disabled veteran homestead exemption, no later than two years after the tax delinquency date.

12. Do I need to reapply once the exemption is granted and it does not require annual application?

If the chief appraiser grants your exemption(s), you do not need to reapply annually. However, by written notice accompanied by the appropriate application, you may be required to file a new application to confirm your current qualifications for the exemption(s).



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13. Must I notify the Appraisal District if my entitlement to an exemption ends?

Yes. A person who receives an exemption that is not required to be claimed annually must notify the Appraisal District in writing before May 1 after the entitlement to the exemption ends.

14. Is it true that once I become 65 years of age, I will not have to pay any more taxes?

No, that is not necessarily true. The amount of the exemptions that are granted by each taxing entity is subtracted from the appraised value of your residence and the taxes are calculated on that "lower value." In addition, when you turn 65, you may receive a "tax ceiling" for your total school taxes; that is, the school taxes on your residence cannot increase as long as you own and live in that home. If you significantly improve your home (other than ordinary repairs and maintenance), tax ceilings can increase. For example, if you add a swimming pool, a garage, a storage building, and a room to your home, or significantly remodel your home, your tax ceiling can rise. It will also change if you move to a new home. The tax ceiling is set at the amount you pay in the year that you qualify for the senior citizen exemption. The county, city or special district may adopt a tax ceiling.

15. How do I transfer my age 65 or older or disability tax ceiling?

You may transfer the same percentage of school taxes paid to another qualified homestead within the state of Texas. If the county, city or special district grants the limitation, you may transfer the same percentage of taxes paid to another qualified homestead within that same taxing unit.

To transfer your Tax Ceiling, you must qualify for the Age 65 or Older or Disabled Person exemption at your previous residence. You must complete the *Transfer Request for Tax Ceiling for Age 65 or Older/ Age 55 or Older Surviving Spouse or Disabled Person* form AND a *Residence Homestead Exemption Application* (Dallas County only) for the NEW property.

The *Transfer Request for Tax Ceiling for Age 65 or Older/ Age 55 or Older Surviving Spouse or Disabled Person* form may be printed from the Forms page. You may also obtain an application in our Customer Service Division or request an application by phone at 214-631-0910 between 7:30 AM and 5:30 PM, Monday through Thursday and until 5:00 PM on Friday.

The *Residence Homestead Exemption Application* form is available from the details page of your account on our website. You may search for your account by owner, by account or by address. Select the link "Print Homestead Exemption Form". You may also obtain an application in our Customer Service Division or request an application by phone at 214-631-0910 between 7:30 AM and 5:30 PM, Monday through Thursday and until 5:00 PM on Friday.

Attach all documents required by the application.

The address listed on your TX driver's license or TX ID card must match your homestead address.

If applying for the Disabled Person's exemption, you must provide a current dated statement from the Social Security Administration showing that you are disabled and the date your disability began or a current letter of verification from your physician stating that you are disabled, the date your disability began, and that you are unable to engage in any substantial gainful work for a period which has lasted or can be expected to last for a continuous period of one year or more.



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Even though you qualify immediately for the Age 65 or Older / Age 55 or Older Surviving Spouse or Disabled Person Exemption, you do *not* qualify for the Homestead exemption until *the first January 1 that you occupied the property*. After January 1, when you qualify, you must submit another Residence Homestead Exemption Application to apply for the General Residence Homestead Exemption which is required to retain your Age 65 or Older / Age 55 or Older Surviving Spouse or Disabled Person Exemption for that year.

Once the Transfer Request form has been processed, a certificate will be sent to the appropriate tax office for processing. If the tax rate has not been set for the current tax year, it will delay the processing of your transfer request. If the tax rate has been set, please allow 30-60 days for processing.

16. If I am disabled and age 65 or older, can I claim both exemptions in the same tax year?

You may not claim both the Age 65 or Older and a Disabled Person Exemption in the same tax year from the same taxing unit. However, you may choose either exemption if a taxing unit has adopted both exemptions.

Additionally, if you previously qualified for a Disabled Person Exemption and you turn age 65 you may change to the Age 65 or Older exemption. To change you must complete a new Residence Homestead Exemption application and apply for the Age 65 or Older exemption.

However, if the exemption is changed, **the tax-ceiling amount may differ; therefore, please contact the tax office that collects taxes for this property to determine which exemption will benefit you most.**

Your surviving spouse is eligible to retain the tax ceiling from both the Age 65 or Older and the Disabled Person exemptions.

17. Who is eligible for a 100% Disabled Veteran Exemption or Surviving Spouse of Disabled Veteran who received the 100% Disabled Veteran's Exemption?

You may qualify for this exemption if you are a disabled veteran who receives from the United States Department of Veterans Affairs or its successor:

- 1) 100% disability compensation due to a service-connected disability; **and**
- 2) a rating of 100% disabled or individual unemployability; or if you are a surviving spouse of a disabled veteran who qualified for the 100% Disabled Veteran exemption at the time of death and
 - 1) you have not remarried since the death of the disabled veteran and
 - 2) the property was your residence homestead when the disabled veteran died and remains your residence homestead.

If you qualify for a 100% disabled veteran's exemption on or after January 1, 2012, you may receive the exemption for the applicable portion of that tax year immediately on qualification for the exemption.

You may obtain an application in our Property Records Exemption Division or request an application by phone at 214-631-1342 between 7:30 AM and 5:30 PM, Monday through Thursday and until 5:00 PM on Friday.

18. Does a non-profit organization automatically receive a property tax exemption?

No. Often organizations mistakenly believe they are entitled to a property tax exemption because they have received a federal income tax exemption under Section 501(c)(3) of the Internal Revenue Code or an exemption from State sales taxes. The state constitutional requirements for property tax exemptions are different. A non-profit



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organization may qualify for a total exemption from property taxes, but they must apply to the Appraisal District for the exemption by April 30. Many exemption applications are available on the Forms page. You may also

obtain an application in our Customer Service Division or request an application by phone at 214-631-0910 between 7:30 AM and 5:30 PM, Monday through Thursday and until 5:00 PM on Friday.

19. If a religious or charitable organization purchases property during the year may the organization receive an exemption on the new property for that year?

Yes, the religious or charitable organization may receive a property tax exemption for the year in which it purchases qualifying property. To receive the exemption for that year, the organization has to file for the exemption within one year of acquiring the property.

20. What is heir property?

Heir property is property owned by one or more individuals, where at least one owner claims the property as a residence homestead, and the property was acquired by will, transfer on death deed, or intestacy.

An heir property owner not specifically identified as the residence homestead owner on a deed or other recorded instrument in the county where the property is located must provide:

- an affidavit establishing ownership of interest in the property (See Form 50-114-A)
- a copy of the prior property owner's death certificate;
- a copy of the property's most recent utility bill; and
- a citation of any court record relating to the applicant's ownership of the property, if available.

Each heir property owner who occupies the property as a principal residence, other than the applicant, must provide an affidavit that authorizes the submission of this application (See Form 50-114-A).

21. Is the Child-Care Exemption Available in Dallas County? The City of Dallas and Dallas County allow a 100% exemption for qualifying Child-Care facilities effective January 1, 2024. Facilities must be licensed by the Health and Human Services Commission, participate in the Texas Rising Star Program, and at least 20 percent of the children enrolled must receive subsidized child care services through the Child-Care Services program administered by the Texas Workforce Commission. Please complete the exemption application form and affidavit located under "Forms" on this website.

22. Why was I asked to reapply for my homestead exemption (Verifying exemptions every 5 years)?

Homestead Exemption Reapply Letter Requests

If you did not receive a homestead exemption reapply letter, then you do not need to file a new Residence Homestead Exemption application.

Our agency will send out homestead exemption reapply requests to a few property owners annually via US mail and via certified mail for those who have an age 65 or older exemption in place. The majority of these reapply letters are typically mailed in December. You can always go to DCAD website at the account level to verify if your property has a homestead exemption in place.

Please note the following:

The Property Tax Code §11.43 allows the chief appraiser to request an owner reapply for their Residence Homestead Exemption. In 2023, under **SB 1801, the 88th Legislature added §11.43 (h-1)** which states,



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“The chief appraiser of an appraisal district shall develop a program for the periodic review of each residence homestead exemption granted by the district under §11.13 to confirm that the recipient of the exemption still qualifies for the exemption. The program must require the chief appraiser to review each residence homestead exemption at least once every five tax years. The program may provide for the review to take place in phases, with a portion of the exemptions reviewed in each tax year.”

Do I have to reapply? *If you have received a reapply letter from DCAD you must complete the 2 page application and attach a copy of your Texas driver's license or Texas ID card within 30 days.* Note: The address listed on your driver's license must match the homestead property address.

The Reapply Letter recorded message is 214-819-2350.

If you receive a Reapply Letter Request from our agency and you do **not** file a new application and provide the required information **then homestead exemption(s) will be removed from your property** causing an increase in your property taxes.

- *If your exemption is removed prior to March 30 on a given year then our agency will send you an appraisal notice April 15th of that year showing the property no longer has a homestead exemption in place.*
- Also, by January 1 of every year, if a Residential property does not have a homestead exemption in place and the owner is an individual and the mailing address matches the property address then our agency is required to mail the property owner a homestead exemption application for that year.
- If you ever receive a tax statement and you are eligible for a homestead exemption and your property tax bill does not have homestead exemption in place then you should contact our agency.

Most importantly, an owner always has the right to file a **late application** for a Residence Homestead Exemption for the two preceding tax years. Applications will be accepted if filed no later than 2 years after the tax delinquency date for the tax year you are claiming the exemption.

Mail your application to:

Dallas Central Appraisal District
Attn: PRE
PO Box 560328
Dallas, Texas 75356-0328

How to print a Residence Homestead Exemption Application form?

The Residence Homestead Exemption Application form is available from the details page of your account. To locate your account, select [Search Appraisals](#) from the Home page (Navigation Links). You may search for your account by owner, by account or by address. Click the [BLUE property address](#) link to view the details of your account. Select the link **“Print Homestead Exemption Form”**.

Questions?

The Reapply Letter recorded message is 214-819-2350.

If you have any questions on how to complete the residence homestead exemption application, please contact our Customer Service Division at **214-631-0910**, M-F 7:30 a.m. – 5:00 p.m.

There is no fee for filing a Residence Homestead Exemption application.