

**ATTENTION: 2022 HOMESTEAD
EXEMPTION FILERS!**

2021 was another difficult year for our community. Our hearts go out to all who have been personally affected, and we continue to pray that 2022 will be better.

COVID-19, and its variants, have not yet been contained in our community. The Assessor/ Register of Deeds office, along with Volunteers Assisting Seniors (VAS), are once again having to make decisions regarding this year's Homestead Exemption Assistance Program.

Because those in the homestead program are part of the "at-risk" population, we must continue to protect that group and my staff. Once again, there will be NO Douglas County homestead help-sites, and the Assessor/Register of Deeds office will NOT offer in-office NOR in-person meetings.

Just like last year, we still are processing homestead applications. The best way to submit yours is to obtain the forms from our website (unless you already have them): dcassessor.org – Homestead Exemption – print the forms that are on the left side of the page.

Volunteers Assisting Seniors (VAS) will be conducting application assistance via over-the-phone appointments. You may reach their office at 402-444-6617.

Once you complete your application, mail it to our office: Douglas County Assessor/Register of Deeds, 1819 Farnam St., 4th Floor, Omaha, NE 68183 – OR – email your application to: homestead@douglascounty-ne.gov. We will contact you, if needed.

Thank you for your cooperation.

IMPORTANT TIPS

- 1 - Your Homestead application **MUST** be filled out completely - line-by-line, on all pages.
- 2 - Be sure to include a fully-completed application **PLUS ANY** required paperwork you need for the exemption status you are applying for.
- 3 - When you have finished filling out your application and paperwork, **REVIEW** everything in its entirety before submitting it to us. This will greatly assist our office in processing your application in a timely manner.



Volunteers Assisting Seniors
402-444-6617
www.vas-nebraska.com.

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402-348-1069
www.legalaidofnebraska.org.



Diane L. Battiato, CPO

Douglas County Assessor/Register of Deeds

Omaha-Douglas Civic Center
1819 Farnam St. - Fourth Floor
Omaha, NE 68183

Phone: 402-444-7060, option 2
Fax: 402-444-3973

**2022
HOMESTEAD
PROPERTY-TAX
EXEMPTION
PROGRAM**

*Basic information about property-tax
relief for qualifying individuals*



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

www.dcassessor.org

Qualifying for Homestead Exemption

To qualify, you must be the owner of record, a purchaser in possession under contract, have a life estate, or be a certain beneficiary of a trust on or before January 1 for the residence where you live.

In addition, you must fall into one of four groups:

Group #1 - Seniors

- Be 65 years of age, or older, **before** January 1 of the application year.

Group #2 - Disabled Individuals

- Have a permanent physical disability; cannot walk without the regular use of a mechanical aid or prosthesis;
- Have undergone amputation of both arms above the elbows;
- Have a permanent partial disability of both arms, in excess of 75 percent.

Group #3 - Disabled Veteran or Widow(er) of a Qualified Veteran

- A wartime veteran drawing compensation from the VA due to a 100 percent service-connected disability;
- A wartime veteran totally disabled due to a nonservice-connected illness or accident;
- A veteran whose home is substantially contributed to by the VA;
- An unmarried, or remarried at age 57 or older, widow/widower of an above-qualified veteran.

Qualifying for Homestead Exemption (Cont.)

Group #4 - Individuals who have a developmental disability

- Qualified disabled claimant means an owner of a homestead who was disabled on or before January 1 of the year for which the claim is made, and whose household income is less than the maximum income amount;
- Intellectual or severe chronic disability that is:
 - Attributed to mental or physical impairment caused solely by mental illness;
 - Likely to continue indefinitely;
 - Substantial limitation in three or more of the following: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency.

What does the Homestead Exemption Program Cover?

The maximum assessed value for homestead changes every year. The following are property value maximums for 2022 applications:

<u>Older than 65</u>	<u>Disabled Individuals/Veterans</u>
\$204,440	\$245,330

The exemption covers the residence, detached garage, and land surrounding up to one acre.

INCOME

What income do you include for consideration?

Social Security Income • Pension and/or annuity income • Interest and/or dividends income • Railroad retirement income

2021 Income Limits for Married

Applicants applying in 2022

*Income limits will be adjusted each year.

<u>Percentage</u>	<u>65 years and older Household Income</u>	<u>Disabled Household Income</u>
100%	\$0-36,100	\$0-39,600
90%	\$36,101-38,000	\$39,601-41,600
80%	\$38,001-40,000	\$41,601-43,500
70%	\$40,001-41,900	\$43,501-45,500
60%	\$41,901-43,900	\$45,501-47,400
50%	\$43,901-45,800	\$47,401-49,400
40%	\$45,801-47,800	\$49,401-51,300
30%	\$47,801-49,700	\$51,301-53,300
20%	\$49,701-51,700	\$53,301-55,200
10%	\$51,701-53,600	\$55,201-57,200
0%	\$53,601 and over	\$57,201 and over

The percentage of relief applies to the assessed value of the homestead, up to the maximum exemption.