

Over 65 Tax Exemption



A close-up photograph of a hand holding a black pen, writing the word "TAX" in capital letters on a white notepad with a grid pattern. The background is a blurred grey and white.

- A Texas Homeowner qualifies for this county appraisal district exemption if they are 65 years of age or older. This exemption is not automatic. The homeowner cannot claim a disability exemption if they claim an over 65 exemption.

- A homeowner may receive the Over 65 exemption immediately upon qualification of the exemption by filing an application with the county appraisal district office. The homeowner must apply before the first anniversary of their qualification date to receive the exemption in that year. This exemption only attaches to one party, not both.

- Upon the death of the qualifying spouse, the surviving spouse (provided he/she was 55 years old at the time of their spouse's death) must complete and submit the transfer application to the county appraisal district in order to keep the exemption on the property. If it is not transferred, the surviving spouse could be subject to back taxes upon the sale of the property. If you are unsure of what to do in regards to an Over 65 exemption, please call us and we will be happy to assist you.

- When Selling a home with an Over 65 Exemption, the following questions need to be addressed:

1. Will the Sellers be transferring the exemption to a new property?
2. If NOT, the Buyer can take advantage of this exemption. However, January 1st of the following year, it will be removed and could result in a substantial tax increase.