

**ATTENTION: 2021 HOMESTEAD EXEMPTION FILERS!**

**CORONAVIRUS (COVID-19) UPDATE**

2020 was a very difficult year for our community, our country, and the world. Our hearts go out to all who have been personally affected, and we sincerely pray that 2021 will be better.

Since the Coronavirus (COVID-19) virus has not yet been contained in our community, the Assessor/ Register of Deeds office, along with Volunteers Assisting Seniors (VAS), has had to make a difficult decision, again, 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, ALL Homestead help sites throughout Douglas County HAVE BEEN CANCELLED, and the Assessor/ Register of Deeds office has suspended ALL walk-in traffic.

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](http://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](mailto:homestead@douglascounty-ne.gov). We will contact you, if needed.

Thank you for your cooperation.

Homebound Assistance

If you are unable to leave your residence due to a medical condition as defined by Medicare, you can obtain assistance with your application by contacting Volunteers Assisting Seniors (VAS) at 402-444-6617. They will be scheduling over-the-phone appointments.

For questions, please to call our office at 402-444-7060, option 2. For general information, please visit: [www.dcassessor.org](http://www.dcassessor.org).



Volunteers Assisting Seniors  
402-444-6617  
[www.vas-nebraska.com](http://www.vas-nebraska.com)

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402-348-1069  
[www.legalaidofnebraska.org](http://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



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



**DOUGLAS COUNTY  
ASSESSOR • REGISTER OF DEEDS**

*[www.dcassessor.org](http://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 your primary residence.

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 2020 applications:

<u>Older than 65</u>	<u>Disabled Individuals/Veterans</u>
\$192,460	\$230,950

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

### 2020 Income Limits for Married

#### Applicants applying in 2021

\*Income limits will be adjusted each year.

<u>Percentage</u>	<u>65 years and older Household Income</u>	<u>Disabled Household Income</u>
100%	\$0-35,100	\$0-38,500
90%	\$35,101-36,900	\$38,501-40,400
80%	\$36,901-38,800	\$40,401-42,300
70%	\$38,801-40,700	\$42,301-44,200
60%	\$40,701-42,600	\$44,201-46,000
50%	\$42,601-44,500	\$46,001-47,900
40%	\$44,501-46,400	\$47,901-49,800
30%	\$46,401-48,300	\$49,801-51,700
20%	\$48,301-50,200	\$51,701-53,600
10%	\$50,201-52,000	\$53,601-55,500
0%	\$52,001 and over	\$55,501 and over

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