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 through the DCAD website "Contact Us" https://www.dallascad.org/Contact.aspx or the https://support.dallascad.org/hc/en-us 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 Customer Service 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 or was qualified under the "Honoring Our Promise to Address Comprehensive Toxics Act of 2022" (PACT ACT) • 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) • Temporary Fire Exemption.

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 a homestead exemption on January 1st.

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 file for all Homestead Exemptions 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".

A Residence Homestead Exemption Application in Spanish is available from the Texas Comptroller's website. It is available by clicking on this link: https://comptroller.texas.gov/forms/50-114-s.pdf. La Aplicacion de Exencion de Vivienda Residencial en espanol esta disponible en el sitio web del Contralor de Texas. Esta disponible haciendo clic en este enlace: https://comptroller.texas.gov/forms/50-114-s.pdf.

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. How long does it take to process a homestead exemption application?

It's DCAD goal to process a homestead exemption application within 90 days of receipt of the application. If you have filed a homestead exemption application with our agency and our website at the account level doesn't indicate the homestead application has been applied 90 days after submitting the application then please contact our Customer Service Division at 214-631-0910. Please note, when DCAD receives the application a comment is noted on our website at the account level that our agency is in receipt of the homestead exemption application.

8. 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.

9. 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.

10. What other exemptions are available?

Cemeteries • Charitable Organizations • Religious Organizations • Private Schools • Youth Spiritual, Mental, and Physical Development Associations • Miscellaneous Associations • Child Care • Historical Sites • 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.

11. What types of exemptions require an annual application?

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

12. 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.

13. 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).

14. 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.

15. 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.

16. 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.

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.

17. 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.

18. 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.
3) Effective January 01, 2026, a surviving spouse of a veteran qualifying under the "Honoring Our Promise to Address Comprehensive Toxics Act of 2022, the surviving spouse must not have remarried. (Sec 11.136)

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.

A current award letter from the Department of Veterans Affairs or its successor must be provided.

You may late file for a 100% Disabled Veteran Exemption for **five years** after the delinquency date.

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.

19. 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 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.

20. 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 50-845 and affidavit located under "Forms" on this website.

22. What is the Temporary Exemption for a Homestead Residence Destroyed by Fire?

This temporary exemption application only applies to the *improvement* structure portion of a residence homestead that has been destroyed by a fire pursuant to Tax Code Section 11.351. Improvement holds the meaning as defined in Tax Code Section 1.04(3). *The temporary exemption is only applicable to the tax year in which the fire occurs.* Please complete the exemption application form 50-399 located under "Forms" on the website.

Effective January 1, 2026, a residence homestead property may be entitled to an exemption of the prorated value of the improvements for the tax year in which the fire occurred if:

- It was completely destroyed by fire,
- It was a habitable structure immediately before the date the fire occurs, and
- It remains uninhabitable for at least 30 days.

The property owner must apply for the exemption no later than 180 days after the date of the fire. *A fire report should be submitted with the application.*

The amount of the exemption is calculated by multiplying the improvement's appraised value for the tax year in which the fire occurs by a fraction, the denominator of which is 365 and the numerator of which is the number of days remaining in the tax year after the date on which the fire occurs.