

Lake County, Ohio USA

Homestead Exemption

Edward H. Zupancic

Lake County Auditor

Dear Homeowner:

As a public employee for almost 25 years I have seen the hardships and distresses faced by our elderly and disabled population. Therefore I want to do all that I can to assist these special people to benefit from all the tax laws in Ohio.

You will find on this Web Page all the necessary details that will assist you in filing for the Homestead Tax Reduction. It is intended to assist you in determining if you may be eligible for this reduction, and to answer some of the more typically asked questions relative to this program. Homestead Exemption is a form of property tax reduction in real estate taxes for those who qualify. It is my intention to stay in close contact with those who qualify for the Homestead Exemption.

I hope you find the information provided on this web page helpful and worthwhile. Should you have any questions about Homestead Exemption, my staff and I will be happy to assist you, please do not hesitate to call **(440) 350-2536** or **1-800-899-LAKE Ext. 2536** or send [E-Mail](#) or visit us personally at the County Administration Building (**105 Main Street, Painesville, Ohio 44077**).

Sincerely,

Edward H. Zupancic

Edward H. Zupancic
Lake County Auditor

Who is eligible for the Homestead Exemption?

To qualify for the Homestead you must:

1. be at least 65 years old during the year for which you first file, or be permanently and totally disabled; you may make application by first Monday in June of the year in which you will become 65 years of age.
2. own and occupy the home (or manufactured home) as of January 1st of the filing year as your principle place of residence.

Are There Any Other Specific Requirements?

1. If there are dual or multiple owners of property, the one who reaches age 65 first should make application.
2. The applicant's name must appear on the deed to the property and the applicant **MUST BE LIVING THERE**. Only one (1) Homestead application is allowed per property.
3. You must file a "Continuing Homestead Exemption" annually and advise us if there are any changes to your status.

What Is Meant By The Term Permanently and Totally Disabled?

[Section 4503.064](#) of the Revised Code provides that "permanently and totally disabled" means a person who has some impairment in body or mind that makes that person unfit to work at any substantial remunerative employment which he/she is reasonably able to perform and which will, with reasonable probability, continue for an indefinite period of at least 12 months. A certificate of disability form must be filled out and signed by a licensed physician and submitted with the application for the Homestead Exemption.

What Are the Total Income Guidelines?

The new tax law changes of 2007 have eliminated all income related requirements. Any homeowner aged 65 and older living in the home is eligible.

What Are The Time Limits For Applications To Be Filed?

Applications for the Homestead program are processed by the County Auditor's Office and may be filed between the first Monday in January and the first Monday in June each year. Since manufactured homeowners pay their taxes currently, they must file for their Homestead Exemption in the year prior to the year for which the reduction is requested to get the benefit on their tax bills.

If My Application Has Been Accepted, How Will I Be Notified?

The Auditor's Office, will review the information you provide and, based on Ohio Laws, will determine if you qualify for the Homestead Exemption. If you have qualified, the exemption will appear on the tax bill which you receive the following January. You will be notified before the end of the year in which you filed **only** if your application has been denied.

Does the Homestead Exemption have an effect on other Real Estate Tax Reduction that I am Presently Receiving?

The Homestead Exemption is an additional reduction in real estate taxes beyond the other property tax deductions and rollbacks. You will continue to receive other property tax reductions

and rollbacks that you are presently eligible to receive.

What Is The Penalty For Providing False Information?

If false information is provided on an application for the Homestead Exemption, the applicant will be ineligible to receive the exemption for the next three years and may be subject to a fine.

You affirm, under penalty of perjury, that you did not acquire the home from another person, not your spouse, or a relative for the purpose of qualifying for the Homestead Exemption. Moreover, a conviction of willfully falsifying information to obtain a reduction in assessed value, or failing to report any changes in total income, ownership, disability, or other relevant information on a timely filed continuing application shall result in ineligibility for a period of three years.

How May I Obtain An Application?

Any information regarding the Homestead Exemption program may be obtained from the Lake County Auditor's Office by mail, by phone or in person. You can also download the form(s) from the Auditor's web site at <http://www.lakecountyohio.gov/auditor/forms/>.

By Mail:

Edward H. Zupancic
Lake County Auditor
105 E. Main Street
Painesville, OH 44077
Attn: Homestead Dept.

By Telephone:

Western Lake County
(440) 918-2532 Ext. 2536
Painesville (440) 350-2536
Madison (440) 428-4348 Ext. 2536

In person:

Lake County Administration Building
Auditor's Homestead Dept.
105 Main Street
Painesville, Ohio 44077-3414

Hours:

8:00 a.m. - 4:30 p.m.
Monday thru Friday