

1 AN ACT relating to the property tax homestead exemption.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 132.810 is amended to read as follows:

4 (1) To qualify under the homestead exemption provision of the Constitution, each  
5 person claiming the exemption shall file an application with the property valuation  
6 administrator of the county in which the applicant resides, on forms prescribed by  
7 the department. The assessed value of property on which homestead exemption is  
8 claimed shall not be increased because of valuation expressed on the application  
9 form filed with the property valuation administrator, and whenever it becomes  
10 known that the valuation of property subject to the homestead tax exemption has  
11 been increased because of valuation expressed on the application form, adjustment  
12 shall be made the following year so that the total tax paid by the taxpayer is the  
13 same as if the increase had not been made.

14 (2) (a) Every person filing an application for exemption under the homestead  
15 exemption provision must be sixty-five (65) years of age or older during the  
16 year for which application is made or must have been classified as totally  
17 disabled under a program authorized or administered by an agency of the  
18 United States government or by any retirement system either within or  
19 without the Commonwealth of Kentucky on January 1 of the year in which  
20 application is made.

21 (b) Every person filing an application for exemption under the homestead  
22 exemption provision must own and maintain the property for which the  
23 exemption is sought as his ***or her*** personal residence.

24 (c) Every person filing an application for exemption under the disability  
25 provision of the homestead exemption must have received disability payments  
26 pursuant to the disability and must maintain the disability classification for the  
27 entirety of the particular taxation period.

- 1 (d) 1. Every person filing for the homestead exemption who is totally disabled  
2 and is less than sixty-five (65) years of age must apply for the  
3 homestead exemption on an annual basis, except as provided by  
4 subparagraph 2. of this paragraph.
- 5 2. a. A service-connected totally disabled veteran of the United States  
6 Armed Forces; or  
7 b. A totally and permanently disabled individual found disabled  
8 under:  
9 i. The applicable rules of the Social Security Administration;  
10 ii. The applicable rules of the Kentucky Retirement Systems; or  
11 iii. Any other provision of the Kentucky Revised Statutes;  
12 shall document the disability at the time of application for the  
13 homestead exemption and shall not be required to apply for the  
14 homestead exemption on an annual basis.
- 15 (e) ~~1. Only one (1) exemption per residential unit shall be allowed even~~  
16 ~~though the resident may be sixty-five (65) years of age and also totally~~  
17 ~~disabled, and regardless of the number of residents sixty-five (65) years of age~~  
18 ~~or older occupying the unit.~~  
19 ~~2. The sixty five hundred dollars (\$6,500) exemption provided in Section~~  
20 ~~170 of the Constitution of Kentucky shall be construed to mean sixty~~  
21 ~~five hundred dollars (\$6,500) in terms of the purchasing power of the~~  
22 ~~dollar in 1972.~~  
23 ~~3. Every two (2) years thereafter, if the cost of living index of the United~~  
24 ~~States Department of Labor has changed as much as one percent (1%),~~  
25 ~~the maximum exemption shall be adjusted accordingly.]~~
- 26 (f) **The amount of the homestead exemption shall be equal to fifty percent**  
27 **(50%) of the first two hundred fifty thousand dollars (\$250,000) in assessed**

1                   *value for the property on which the homestead exemption is claimed.*

2           (g) The real property may be held by legal or equitable title, by the entireties,  
3           jointly, in common, as a condominium, or indirectly by the stock ownership  
4           or membership representing the owner's or member's proprietary interest in a  
5           corporation owning a fee or a leasehold initially in excess of ninety-eight (98)  
6           years. The exemption shall apply only to the value of the real property  
7           assessable to the owner or, in case of ownership through stock or membership  
8           in a corporation, the value of the proportion which his *or her* interest in the  
9           corporation bears to the assessed value of the property.

10           ~~(h)~~~~(g)~~ A mobile home, recreational vehicle, when classified as real property as  
11           provided for in KRS 132.751, or a manufactured house shall qualify as a  
12           residential unit for purposes of the homestead exemption provision.

13           ~~(i)~~~~(h)~~ When title to property which is exempted, either in whole or in part,  
14           under the homestead exemption is transferred, the owner, administrator,  
15           executor, trustee, guardian, conservator, curator, or agent shall report such  
16           transfer to the property valuation administrator.

17           (3) Notwithstanding any statutory provisions to the contrary, the provisions of this  
18           section shall apply to the assessment and taxation of property under the homestead  
19           exemption provision for state, county, city, or special district purposes.

20           (4) (a) The homestead exemption for disabled persons shall terminate whenever  
21           those persons no longer meet the total disability classification at the end of the  
22           taxation period for which the homestead exemption has been granted. In no  
23           case shall the exemption be prorated for persons who maintained the total  
24           disability classification at the end of the taxation period.

25           (b) Any totally disabled person granted the homestead exemption under the  
26           disability provision shall report any change in disability classification to the  
27           property valuation administrator in the county in which the homestead

1 exemption is authorized.

2 (c) Any person making application and qualifying for the homestead exemption  
3 before payment of his or her property tax bills for the year in question shall  
4 be entitled to a full or partial exoneration, as the case may be, of the property  
5 tax due to reflect the taxable assessment after allowance for the homestead  
6 exemption.

7 (d) Any person making application and qualifying for the homestead exemption  
8 after property tax bills have been paid shall be entitled to a refund of the  
9 property taxes applicable to the value of the homestead exemption.

10 (5) In this section, "taxation period" means the period from January 1 through  
11 December 31 of the year in which application is made, unless the person  
12 maintaining the classification dies before December 31, in which case "taxation  
13 period" means the period from January 1 to the date of death.

14 ➔Section 2. This Act shall become effective only upon the ratification, in the  
15 regular election of November 5, 2024, of an amendment to Section 170 of the Kentucky  
16 Constitution permitting the General Assembly to determine the amount of the property  
17 tax homestead exemption. If such an amendment is not ratified, this Act is void.