

CALIFORNIA HOMEOWNERS' EXEMPTION

Own your home? Lower your tax bill.



\$7,000

off your home's assessed value

~\$70+

saved on property taxes every year

Feb 15

deadline for the full exemption

File once

renews automatically while eligible

WHO QUALIFIES

- You **own and live in** the home as your principal residence on **January 1**.
- Houses, condos, co-ops and assessed mobile homes all count.
- One exemption per owner (or married couple) statewide.
- **Not eligible:** rentals, second or vacation homes, vacant property, or homes already receiving the Disabled Veterans' Exemption.

THE FORM

BOE-266

Claim for Homeowners' Property Tax Exemption

Have ready: your parcel number (APN), date you moved in, and Social Security numbers for you and your spouse.

WHERE TO SUBMIT

Your **County Assessor's Office** in the county where the home is located — not the State or the Tax Collector. Most assessors accept it by mail, in person, and many online.

HOW TO FILE

- 01** Watch your mail — assessors usually send BOE-266 after a deed records. Or download it from your county assessor's website.
- 02** Complete and sign the form for every owner living in the home.
- 03** Return it to your County Assessor before the deadline. Keep a copy.
- 04** Check your next tax bill for the \$7,000 exemption line.

KEY DATES

Jan 1	Lien date — you must own and occupy the home.
Feb 15	File by this date for 100% of the exemption.
Feb 16 - Dec 10	Late filing — 80% of the exemption.
30 days	New buyers: file within 30 days of a supplemental assessment notice.

GOOD TO KNOW

- Moving out or renting it? Notify the assessor by **Dec 10**.
- Unreported ineligibility can bring back taxes, a **25% penalty** and interest.

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