

Assessment Coordination FAQ's:

What are the limits on the amount of the homestead tax credit? Up to \$350.00 but not more than the amount of the ad valorem tax owed, [ACA 26-26-1118](#).

Must the property owner register proof of eligibility for the homestead tax credit with the county assessor? **Yes**, on or before October 15 of the year after the assessment. The registration may be attached to the deed or other instrument conveying an interest in real property and filed with the circuit clerk, who shall remit it to the county assessor; or the taxpayer may submit the registration directly to the assessor; [ACA 26-26-1118 \(b\)\(2\)](#). However, the property must qualify for the credit before January 1 of the year following the assessment year, [ACA 26-26-1118 \(b\)\(4\)\(A\)](#).

Is the homestead tax credit personal to the property owner? **No**, it attaches to the property and relates back to January 1 and stays attached to the property for the entire year regardless of any change in use of the property and regardless of whose hands the property passes into and regardless of who gets the tax bill or who pays the tax, [ACA 26-26-1118 \(b\)\(4-5\)](#).

If a person purchases a parcel of real estate that has a tax credit on it, does the credit remain on the property even though the new owner does not use it as his principal place of residence? **Yes**, once a parcel of real property is determined to be eligible for the property tax credit, the parcel shall remain eligible for that year regardless of a change in use during that year, [ACA 26-26-1118 \(b\)\(4\)\(B\)](#).

If a property owner has claimed a homestead tax credit for the year but he buys another parcel that he uses as his principal place of residence, is he entitled to claim a homestead tax credit on the new property the same year? **No**, a property owner shall claim no more than one homestead tax credit for any one year, [ACA 26-26-1119](#). In a typical situation the homestead tax credit claim is filed at the time of transfer. However the tax status of such new property does not change until January 1 of the next year when the homestead tax credit takes effect, so there is no violation of the rule against claiming more than one homestead tax credit, [ACA 26-26-1118](#).

Can a taxpayer claim more than one homestead tax credit in any one year? **No**, if a taxpayer has a credit on a homestead and buys another and uses it as his/her homestead, he/she is precluded from claiming a credit on the second homestead. However, if the second property already has a credit on it when he/she buys it, the credit stays and he/she is not guilty of claiming two credits in one year. [ACA 26-26-1119](#).

Must the county assessor apply penalties to the taxpayer who claims a homestead tax credit on a second parcel of real property? **Yes**, however, it is the second claim that is the offense and if the first claim was lawful it remains lawful and the penalty is applied to the second property. The decision of the assessor is appealable within 30 days to the county court and the decision of the county court is appealable within 30 days by the taxpayer or the assessor to the circuit court, [ACA 26-26-1119](#).

Is there a statute of limitations for imposition of penalty or repayment against the property owner for unlawfully claiming a second property tax credit? **Yes**, three (3) years, [ACA 26-26-1119](#).

Can a person who lives part of the year in one location and part of the year in another location claim a homestead credit? **Yes**, but there can only be one principal place of residence. The property owner has the burden of proving that the property upon which they are attempting to claim a credit is in fact their principal place of residence. Some of the factors that may be considered are: whether or not they claim a homestead in the other location; the location in which the owner spends most of his or her time; whether or not the property is rented out part of the year; where the owner is registered to vote; where the owner assesses his or her personal property; where the owner registers his or her automobiles; where the owner receives his or her mail; if the owner has an Arkansas driver's license, [ACA 26-26-1122](#).

Florida Rule:

Can a taxpayer claim more than one homestead exemption?

No. In fact, Fla.Stat. 196.031 prohibits anyone who receives the benefit of a residency-based property tax exemption or tax credit in another state from also receiving a Florida homestead exemption. Thus, not only can you not claim two Florida homestead exemptions, but you also cannot claim an additional residency-based exemption in another state.

196.031 Exemption of homesteads

http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0196/Sections/0196.031.html

Louisiana Rule and Constitution:

Page CS 4, item (f), page CS-5, item 3a

http://www.latax.state.la.us/Menu_RulesRegulations/Rules%20and%20Regs%20Changes/RULES.CS.pdf

Section 20, (8)

[http://legis.la.gov/Legis/Law.aspx?d=2065\(8\)](http://legis.la.gov/Legis/Law.aspx?d=2065(8))

Notwithstanding any provision of this Paragraph to the contrary, in no event shall more than one homestead exemption extend or apply to any person in this state.50