

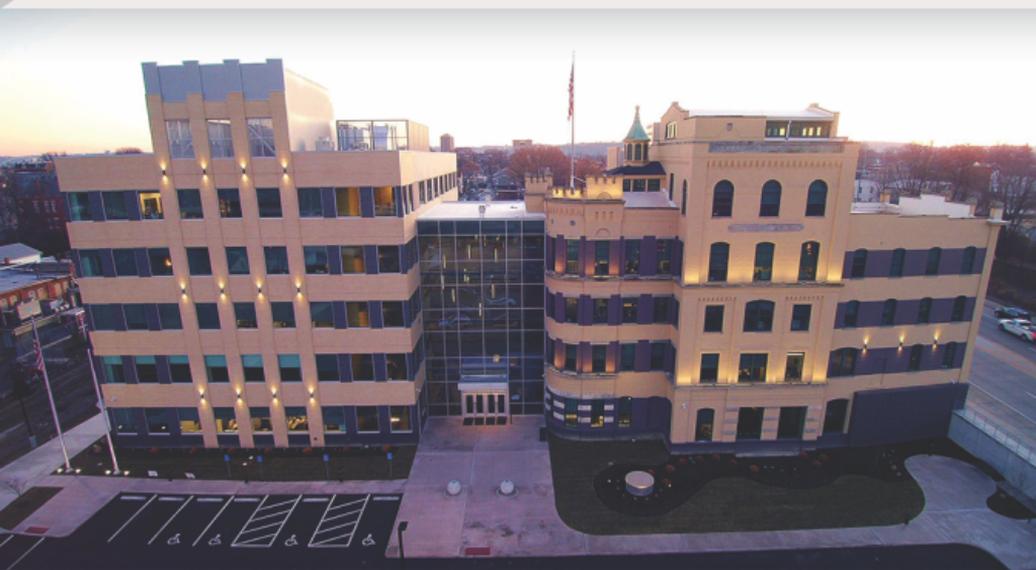
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KENTUCKY'S

HOMESTEAD/DISABILITY ACT

What is the Kentucky Homestead Exemption?

Pursuant to KRS 132.810, homeowners who are at least 65 years of age or who have been classified as totally disabled are eligible to receive a homestead exemption for their primary residence. This exemption is applied against the assessed value of their home and the property tax liability is computed on the assessment remaining after deducting the exemption amount. See example provided.

When do I apply for the exemption?

For the Homestead, you may apply anytime in the year in which you turn 65 - no need to wait until your birthday. For the Disability Exemption, you must apply by December 31 of the year for which the exemption is sought.

How do I apply for the exemption?

Applying is easy! Visit our website or apply in-person at our Covington or Independence Office. Proof of age and residency required. For Disability, applicants must provide a copy of their award letter.

Do I have to apply every year?

No. The exemption remains as long as you own and occupy the home as your primary residence.

What is the amount for the Homestead/Disability Exemption?

The exemption is determined by the legislature every 2 years.

I am 67 and have never applied, did I miss out on this great benefit?

It's not too late! The statute allows the PVA to apply the exemption retroactively for up to 2 years. If qualified, you may be entitled to a refund. (Please note there is no look-back period for the Disability Exemption.)

Will I still be eligible for the Homestead Exemption if I've put my property in a Trust?

If the trust is irrevocable in nature, the legal and equitable title to the real property has been transferred to the trust and this cannot be reversed. Under the terms of this type of trust, the original property owners typically relinquish their ownership rights and when this is the case, no homestead exemption can continue to be granted. However, if the trust states that there is an exclusive rent-free use arrangement of the residence retained for the lifetime of the owner and that all expenses related to the residence continue to be the responsibility of the original owners, then the homestead can be granted. The PVA Office is happy to review trust agreements to determine eligibility.

My spouse and I are both 65, OR, my spouse is 65 and I'm 100% disabled, does the exemption double?

Only one exemption is permitted per household.

My spouse is 65, but I'm 64, are we eligible?

Yes! As long as your spouse is an owner of record. Only one owner must meet the requirements.

What if I'm not age-eligible?

The Exemption is available to any property owner classified as totally disabled under a program authorized or administered by an agency of the US government either within or outside the Commonwealth of Ky. Applicants must document their disability with a copy of their award letter.

Will my assessment increase if I receive the exemption?

The assessment of your property is based on fair market value and is determined completely independent of whether you are receiving a Homestead or Disability Exemption. The PVA Office urges you to take advantage of this free, statewide benefit.

EXAMPLE:

Without exemption:

\$225,000 (fair market value of your home)

– 0

\$225,000 (taxable amount)

With exemption:

\$225,000 (fair market value of your home)

– **49,100** (current 2025 statewide exemption amount)

\$175,900 (net taxable amount)

(On average, depending on your taxing jurisdiction, having the exemption can result in at least a savings of \$500 between the county and city tax bills.)