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Overview

In 2017, the legislature enacted an amendment to the agricultural homestead market value credit specifying that, for homesteads with multiple owners, the credit should be prorated based on an owner's equal share of the property. HF 4434 would undo that change in law, and further specify that ownership for purposes of homestead classification, calculating the homestead exclusion, and calculating the agricultural homestead market value credit should instead be determined based on each owner's deeded interest.

Section

- 1 Fractional homesteads.** Adds a subdivision to existing homestead law requiring fractional ownership of homesteads to be determined based on the ownership percentage that each owner has as per the county land records. If this method of determining fractional ownership cannot be used, ownership percentages are determined in equal shares.

Effective date: assessments beginning in 2018.

- 2 Homestead market value exclusion.** Amends the homestead exclusion to clarify that the homestead exclusion is prorated in a multiple owner scenario in the manner that ownership shares are determined under section 1.

Effective date: taxes payable in 2019.

Section

- 3** **Agricultural homestead market value credit.** Amends the agricultural homestead credit to clarify that the credit is prorated in a multiple owner scenario in the manner that ownership shares are determined under section 1.

Effective date: taxes payable in 2019.