

Subject Homestead market value exclusion

Authors Myers

Analyst Jared Swanson

Date March 6, 2026

Summary

H.F. 3608 modifies the homestead market value exclusion. Under the bill, the value of an accessory dwelling unit would be excluded from the value of a homestead property for the purposes of calculating the homestead market value exclusion.

Background: The homestead market value exclusion reduces the taxable market value for certain homestead properties. For properties valued at \$95,000 or less, 40 percent of the value of the property is excluded. For homes valued over \$95,000, the exclusion is reduced as value increases and is fully phased out for homesteads valued at \$517,200.

Homestead Market Value Exclusion Amounts

