



HOMESTEAD INFORMATION

for

GEAUGA COUNTY RESIDENTS

prepared by:

Frank J. Gliha
County Auditor

If you are 65 years of age or older or permanently disabled, you may qualify for a **reduction** in real estate taxes. The information in this brochure is intended to assist you in determining if you may be eligible for this reduction. For further information, please contact our office.

Application forms may be obtained through the mail by sending a stamped, self-addressed envelope to:

Frank J. Gliha
Geauga County Auditor
231 Main Street, Court House Annex
Chardon, OH 44024-1293
Attn: Homestead Department

Persons wishing to pick up the forms in person may do so at the Auditor's Office, 1st floor, Court House Annex Building.

OTHER REQUIREMENTS

If your spouse is not over 65 years of age, your name must appear on the deed to the property.

The home must be your primary residence.

CONTINUING HOMESTEAD EXEMPTION

Upon acceptance, every January you will receive a **Continuing Homestead Exemption Form**.

Please note: You do not need to return the application each year if there is no change in income.

FILING PERIOD

Applications can be submitted between the first of January until the first Monday in June of every year.

FORM AVAILABILITY

The application form is available from Frank J. Gliha, Geauga County auditor, online at www.auditor.co.geauga.oh.us or by email at taxrelief@co.geauga.oh.us or by calling (440) 279-1617. You can also request a form by mail or in person at the Auditor's Office.

NOTIFICATION OF ACCEPTANCE

The Auditor's Office, based on Ohio Law and review of the information you provide, will determine if you qualify for the Homestead Exemption. You will receive notification of status in October of the year you apply.

EFFECT ON OTHER REAL ESTATE TAX REDUCTIONS

You will continue to receive the 2.5% owner occupied rollback that you presently receive. The Homestead Exemption is an **additional reduction** in your real estate taxes.

MANUFACTURED HOMES (MOBILE HOMES)

If you meet the qualifications listed in this brochure and own a Manufactured Home (mobile home) in Geauga County you may apply for a **reduction** in Manufactured Home taxes.

PENALTY FOR PROVIDING FALSE INFORMATION

If false information is provided on an application, the applicant will be ineligible to receive the exemption for the next three years and may be subject to a fine.

Additional information may be obtained by contacting:

Frank J. Gliha
Geauga County Auditor

231 Main Street, Courthouse Annex
Chardon, OH 44024-1293

(440) 285-2222 • 834-1856 • 564-7131
Extension 1617

or

Direct Line 440-279-1617

Fax: (440) 286-4359

Email: auditor@co.geauga.oh.us
skotapish@co.geauga.oh.us

Web site: <http://www.auditor.co.geauga.oh.us>



Dear Homeowner,

As Auditor, I see on a daily basis the hardships faced by many of our elderly and disabled residents in paying their real estate taxes.

The Homestead Exemption Program, as outlined in this brochure, can provide tax relief to qualifying individuals. If after reading this material you believe you may qualify, please call our office (440) 285-2222 extension 1617 or direct number (440) 279-1617 and ask that an application be mailed to you.

Please share this information with anyone else you feel could benefit from this program.

If you have any questions please do not hesitate to contact our office, as we are here to serve.

Sincerely,

A handwritten signature in black ink that reads "Frank J. Gliha". The signature is written in a cursive, flowing style.

Frank J. Gliha
Geauga County Auditor

HOMESTEAD EXEMPTION

ELIGIBILITY

You are eligible for the Homestead Exemption

if

You are 65 years of age or older (you may file your application the year in which you will become 65) and living in a home you own (your name appears on the deed) in Geauga County.

or

You are less than 65 years of age, are living in a home you own in Geauga County and have been certified 100% totally and permanently disabled by a licensed physician.

or

You are the surviving spouse of a qualified homeowner, and who was at least 59 years old on the date of their spouse's death.

“permanently and totally” disabled

Section 4503.064 of the Ohio Revised Code defines “*permanently and totally disabled*” as a person who has . . .

“. . . some impairment in body or mind that makes him unfit to work at any substantially remunerative employment which he is reasonably able to perform and which will, with reasonable probability, continue for an indefinite period of at least 12 months without any present indication of recovery there from or has been certified as permanently and totally disabled by a state or federal agency having the function of so classifying persons . . .”

Real Tax Relief

Here's how the Homestead Exemption works. Eligible homeowners are able to shield \$25,000 worth of the market value of their home from local property taxes. For example, the owner of a \$100,000 home who is eligible for the Homestead Exemption would be billed as if the home were worth \$75,000.

