FREQUENTLY ASKED QUESTIONS

Single Family Exemption

Q: What is the single family exemption?

A: If you make physical improvements to a single family residence owned by you through an addition, remodel, structural corrections, repairs or other improvements which add to the value or condition of the existing residence then you may quality for a three-year exemption up to 30 percent of the pre-improvement residence value of the physical improvement. Physical improvements do not include normal maintenance items. An application for the exemption must be filed with the Assessor's Office prior to completion of the project.

The intent of this law is to give you tax relief after spending money to improve your home, your neighborhood, and your community. For more information and to request an application please contact our office at (509) 667-6375.

Q: How does it work?

A: An application must be submitted to our office prior to construction and cannot be accepted if the improvement has been completed. The application must include the description of the improvement, the estimated cost of the improvement, the construction timeline, contractor and building permit information. We are unable to process an application without an approved building permit if one was required. Our office will determine the fair market value of your residence to be improved prior to construction by using the certified current assessed value in the year the improvement project is started. Once construction is completed you will need to submit a copy of your final permit inspection approval. Our office will then conduct a physical inspection to determine the new assessed value. The difference between the two values (up to 30 percent of the value of the residence prior to the improvement) is the amount of the eligible exemption and is deducted from the assessed value of the improvement (residence) after it is completed for a period of three years.

For example: You are planning to add two additional bedrooms with a full bath for a total of 600 square feet to your residence in 2023 and estimate the cost of the improvement is $70,000. The current assessed value of your residence is $280,000 prior to the improvement with a “not to exceed” exemption amount of $84,000 (*30% of current assessed value*). After the improvement is completed and our office conducts a physical inspection it is determined that the new assessed value of your residence is $345,000. The difference in the change of value is $65,000, becoming the amount of your exemption and reducing your assessed value for the improvement by $65,000 for assessment years 2024 thru 2026 (for tax years 2025 thru

2027). The reason the reduction is not the $84,000 "not to exceed" amount is because by law, in no event will the assessed value of the residence, after the deduction of the exemption, be less than it was prior to the improvement.

Q: What improvements are not eligible for the exemption?

A: Swimming pools, golf greens, landscaping, retaining walls, fences, outbuildings, and improvements that would not be common to or normally recognized as components of a dwelling unit are NOT eligible for exemption under this program.

Q: Can I apply again in a year or two if I do more improvements on my residence?

A: No. The exemption cannot be granted on the same dwelling more than once in a five-year period, calculated from the date that the exemption first affected the assessment roll.

Q: What happens at the end of the three year assessment period?

A: At the end of the three year period the exemption (deduction) amount will be removed from the assessed value of the improvement and the value of your improvement will reflect the current fair market value. You will receive a Notice of Value in the year following the end of the three year period with your new assessed value.

Didn't find what you are looking for? Still have questions? Contact us at:

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