



HOUSE BILL 94: Dis. Veteran Homestead Excl. Prequalification.

2025-2026 General Assembly

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| Committee: | House Rules, Calendar, and Operations of the House | Date: | May 6, 2025 |
| Introduced by: | Reps. Paré, Goodwin, Balkcom, Chesser | Prepared by: | Trina Griffin |
| Analysis of: | First Edition | | Staff Attorney |

OVERVIEW: *House Bill 94 would allow a disabled veteran or the surviving spouse of a disabled veteran who has not remarried to obtain documentation from the local tax assessor showing that the disabled veteran or the surviving spouse qualifies for the disabled veteran property tax homestead exclusion in advance of the purchase of a primary residence.*

CURRENT LAW: A person who is a North Carolina resident, the owner of a permanent residence, and either a disabled veteran or the surviving spouse of a disabled veteran who has not remarried is eligible to exclude from property taxation the first \$45,000 of appraised value of the residence. The disabled veteran (or the surviving spouse) must complete a one-time application for the exclusion and must establish eligibility by providing a copy of the veteran's disability certification or evidence of benefits received under 38 U.S.C. § 2101, which the veteran may obtain from the North Carolina Department of Military and Veterans Affairs or from a county veteran service office.

BILL ANALYSIS: House Bill 94 would allow a disabled veteran or the surviving spouse of a disabled veteran who has not remarried to "prequalify" for the disabled veteran property tax homestead exclusion in advance of purchasing a primary residence. The intent of the prequalification is to allow the taxpayer and lenders to determine whether the person is eligible for the exclusion prior to purchasing a residence, which may aid in determining payment calculations and otherwise facilitate the purchase.

In order to obtain prequalification, a disabled veteran or the surviving spouse of a disabled veteran who has not remarried would provide to the local tax assessor the same proof of eligibility that he or she otherwise would when applying for the exclusion along with an application for prequalification. Once submitted, the assessor would have 30 days to notify the applicant of their eligibility for prequalification. If prequalified, once the taxpayer purchases their primary residence, they would still have to apply for the disabled veteran property tax homestead exclusion during the application filing period¹ to receive the exclusion; however, they may use their prequalification notice to establish eligibility for the exclusion.

EFFECTIVE DATE: This bill would become effective for taxable years beginning on or after July 1, 2025.

**Nick Giddings, Legislative Analysis Division, substantially contributed to this summary.*

¹ An application for the disabled veteran property tax homestead exclusion must be filed by June 1 preceding the tax year for which the exclusion is claimed.

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