

The Vermont Homestead Declaration

By Vermont law, property owners whose homes meet the Vermont “homestead” definition must file a Homestead Declaration annually by the April due date. If eligible, you must file so that you are assessed the correct homestead tax rate on your property. This fact sheet will provide the information you need about filing your Homestead Declaration as a property owner.

What is the Vermont Homestead Declaration

In Vermont, all property is subject to education property tax to pay for the state’s schools. For this purpose, property is categorized as either homestead or nonhomestead. A homestead is the principal dwelling and parcel of land surrounding the dwelling, owned and occupied by the resident as the person’s domicile. Domicile is a legal concept that has implications for Vermont income tax, the statewide education tax, and property tax adjustments. See the [definition of “domicile”](https://tax.vermont.gov/regulations) (tax.vermont.gov/regulations).

Properties are considered “nonhomestead” unless declared as a “homestead.” The education property tax rate levied on nonhomestead property differs from the rate levied on homestead property. It is your legal responsibility as the property owner to claim the property as a homestead if you meet, or expect to meet, the following requirements:

- You are a Vermont resident.
- You own and occupy a homestead as your domicile as of April 1, 2026.

Note: If you meet these requirements, except that your homestead is leased to a tenant on April 1, 2026, you may still claim it as a homestead if it is not leased for more than 182 days in the 2026 calendar year.

What is Not a Homestead

Property is considered nonhomestead if one of the following applies:

- Your property is leased for more than 182 days out of the calendar year.
- The property is used exclusively for commercial, including rental purposes.
- The property is used for a second home, camp, vacation, or summer cottage

If Your Homestead is Used for Commercial Purposes or Rentals

As long as the property meets the requirements of a Vermont homestead, a part of the homestead property may be used for commercial purposes or as a rental. If more than 25% of the dwelling is used for business purposes, then that portion must be reported as nonhomestead on the Homestead Declaration. However, if any part of the dwelling is a rental, then the actual percentage that is a rental must be reported. Outbuildings used for business or rental purposes are considered nonhomestead.

The Homestead Declaration for 2026 is due April 15 and no later than October 15. If you file after the October due date, the property will not be added to the municipal grand list as a homestead for that year, however you may still be subject to any penalties and interest that apply.

When Homestead Declarations are Due

Homestead Declaration is due annually by the April income tax due date. After the April due date, if you have not filed, the municipality may assess a penalty of up to 3% of the education tax on the property if the nonhomestead rate is higher than the homestead rate, or up to 8% if the homestead rate is higher. If you file after the October due date, the property will not be added to the municipal grand list as a homestead for that year, and you will be subject to any penalties and interest that apply.

How to File the Homestead Declaration

The Homestead Declaration is filed using [Form HS-122, the Homestead Declaration and the Property Tax Credit Claim](https://tax.vermont.gov/property-owners/homestead-declaration) (tax.vermont.gov/property-owners/homestead-declaration). The easiest and quickest way is to [file electronically through myVTax](https://myvtax.vermont.gov) (myvtax.vermont.gov). If you file a paper form, it is important to remember to sign the form at the bottom of the reverse side (below the Property Tax Credit Claim).

Many people file their Homestead Declarations when they file their Vermont income tax returns.

If you apply to extend the time to file your income tax return, the declaration is still due on the April filing due date. Even if a person is not required to file a Vermont Income Tax Return, the declaration must still be filed by the April filing due date. See [32 V.S.A. § 9707](https://legislature.vermont.gov) (legislature.vermont.gov).

What You Will Need to File

In addition to the property owner's basic information, you should have the following available when filing:

- The property's School Property Account Number (SPAN) printed on the property tax bill
- The property owner's Social Security Number (SSN)
- The three-digit school district code found on the property tax bill

How to Withdraw a Filed Homestead Declaration

There may be a situation in which the Homestead Declaration was filed between January 1 and April 1 but needs to be withdrawn. The following are a few common reasons for withdrawal:

- The homestead was not owned by the person declaring it a homestead on April 1. The property no longer qualifies as a homestead.
- The Homestead Declaration was submitted in error (for example, it was not the owner's primary residence).
- The homestead is leased to a tenant for more than 182 days in the filing year.

To withdraw the homestead declaration, use [Form HS-122W, Vermont Homestead Declaration or Property Tax Credit Withdrawal](https://tax.vermont.gov/all-forms) (tax.vermont.gov/all-forms).

Frequently Asked Questions

What if there is more than one owner of the homestead?

If the property owners are a married or civil union couple, both owners are included in the Homestead Declaration. However, for other ownership situations, please refer to the instructions in the [Vermont Income Tax Return booklet](https://tax.vermont.gov/individuals/personal-income-tax) (tax.vermont.gov/individuals/personal-income-tax) or contact the Vermont Department of Taxes.

What if the homestead is located in two adjoining towns?

You will need to file a Homestead Declaration for each town.

What if I have an ownership situation not covered here?

Some unusual ownership situations are covered in [Special Situations](https://tax.vermont.gov/property-owners/homestead-declaration/special-situations) (tax.vermont.gov /property-owners/homestead-declaration/special-situations) and in [Vermont Regulation § 1.541\(7\)](https://tax.vermont.gov/regulation/1.541(7)) (tax.vermont.gov).

If You Have Questions

We can help with situations not included in this fact sheet. Please call 802-828-2865 or 1-866-828-2865 (toll-free in Vermont) or email tax.individualincome@vermont.gov.