



Washington County Assessor

87 North 200 East Ste 201 * St George, UT 84770
Office (435) 634-5703 * Fax (435) 652-5887

**YOUR COMPLETED APPLICATION MUST BE SUBMITTED
TO THE COUNTY ASSESSOR WITHIN 60 DAYS FROM
THE DATE OF ANY CHANGES IN OWNERSHIP OR USE.**

Re: Residential Property Tax Exemption

Dear Washington County Property Owner:

Title changes to your property or assessment activity in your area require that you complete and submit the enclosed application for the Primary Residential Exemption if you desire to obtain or maintain a 45% reduction in your annual property tax. Please review the following example:

- ***Assume a residential property taxed at its full market value has an annual property tax of \$3,000. Tax on the same property with the 45% exemption applied is reduced to \$1,650.***

The residential exemption is limited to one primary residence per household. The exemption is also allowed for residential property you rent to a tenant. To qualify, the property must be the permanent full-time residence of the household occupying the property. Vacation homes, cabins, time-shares, or other types of transitory housing do not qualify as primary residences.

The enclosed application is time-sensitive and should be completed and returned to our office immediately.

The application and accompanying Homeowner Questionnaire request information necessary to properly classify your property. Only after we have received your fully completed application can we determine whether your property qualifies for the exemption.

In order to avoid administrative fees, you should apply without delay

Utah Tax Code 59-2-103.5 and Washington County Code 8-2 require a property owner to apply for the residential exemption. If we do not receive your fully completed application, or if the completed application shows that the property does not qualify for a reduction in property tax, your property will be classified Non-Primary, which is taxed without the benefit of the residential exemption. **This could result in a significant increase in your annual property tax.**

Thank you for your cooperation in this matter. If you have any questions, please contact our office at (435) 634-5703 or visit our website at www.washco.utah.gov/assessor.

Sincerely,

Washington County Assessor's Office

APPLICATION FOR RESIDENTIAL PROPERTY EXEMPTION

WASHINGTON COUNTY ASSESSOR * 87 N 200 E Suite 201* ST GEORGE UT 84770 * 435-634-5703*Fax 435-652-5887
Pursuant to Utah Code Annotated 59-2-103.5 & Washington County Code 8-2

Property Ownership: _____ Account: _____

Property Address: _____ Parcel: _____

Date of Purchase _____ Purchase Price¹ _____

Please note the value of any personal property (such as furniture) included in the purchase price and any special terms, considerations, concessions, or unusual circumstances which influenced the decision to purchase the property:

Please initial ONE of the following options, and answer the supporting questions:

* _____ OWNER-OCCUPIED FULL TIME – Owner-occupants do not have another permanent full-time residence in any state or province.

Identify the complete address of the previous residence of each owner-occupant:

List all other residential real estate owned by each owner of the property identified above. [If necessary, use back of form.]

Name & Utah driver license number of each owner-occupant:

Are owner-occupants employed in Washington County.....	Y	N
Do owner-occupants pay their income taxes in Utah.....	Y	N
Do owner-occupants use the property address above for their federal and state income tax returns.....	Y	N
Are owner-occupants registered at the property address above to vote in Washington County.....	Y	N
Are owner-occupants' vehicles, boats, and RVs registered at the address above in Washington County.....	Y	N

Explain any NO answer:

* _____ TENANT-OCCUPIED FULL TIME – Tenants do not have another permanent full-time residence in any state or province.

A rental contract, or if no rental contract exists, two(2) forms of proof of tenant's residency must accompany this application.

Tenant Names & Telephone numbers: _____

* _____ THE PROPERTY IS NOT A PERMANENT FULL-TIME RESIDENCE

- Any misrepresentation on this application may result in criminal fraud charges.
- Property classification is identified on county websites available for public review.
- Supplementary information may be necessary to process this application.

Signed: _____ Dated: _____ Daytime Phone: _____

Signed: _____ Dated: _____ Daytime Phone: _____

¹ Disclosure of sales data plays a crucial role in assuring uniform and equitable valuation for property tax purposes.

Washington County Assessor
 87 North 200 East St. George, Utah 84770 * (435) 634-5703*Fax (435) 652-5887
HOMEOWNER'S QUESTIONNAIRE



Name of Person Completing this form: _____ Owner: _____ Other: _____

Mailing Address _____

Telephone Number: _____ Date: _____

Property Street Address: _____

PROPERTY PARCEL NUMBER: _____

ACCOUNT NUMBER: _____

1. Is this your primary residence? () Yes () No () Rental
2. Estimate living area square footage (not basement area). _____
3. Total room count (Excluding basement rooms) - Indicate number of each room:
 ___ Living Room ___ Kitchen ___ Utility ___ Storage
 ___ Family Room ___ Dining Room ___ Den/Office ___ Media
4. Bedrooms above grade ___ Bedrooms in basement ___
5. Total number of baths. All levels and basement _____
6. Indicate number of plumbing fixtures per bathroom.
 ___ Bathroom with 1 sink / 1 toilet
 ___ Bathroom with 1 sink / 1 toilet / 1 tub/shower combo
 ___ Bathroom with 1 sink / 1 toilet / 1 shower / 1 tub (jetted or standard)
 ___ Bathroom with 2 sinks / 1 toilet / 1 tub/shower combo
 ___ Bathroom with 2 sinks / 1 toilet / 1 shower / 1 tub (jetted or standard)
7. Total plumbing fixtures? Indicate number of each.
 ___ Kitchen Sinks ___ Laundry Sinks ___ Other
 ___ Laundry Hookups ___ Water Heater ___ Water Softener
8. Total built-in appliances? - Indicate number of each
 ___ Dishwasher ___ Cooktop ___ Hood and Fan
 ___ Garbage Disposal ___ Wall oven ___ Trash Compactor
 ___ Microwave oven ___ Range ___ Central Vac
9. Type of counter tops (Formica, Corian, granite, tile, etc.)
 Kitchen _____ Master Bath _____
 Additional Baths _____
10. Check type of interior floor coverings:
 () Carpet () Hardwood () Natural Stone
 () Tile () Vinyl () Other _____
11. Ceiling height of first floor living area ? () 8' () 9' () 10'
 () Other specify height _____
12. Number of direct vent fireplaces? (no chimney) _____
 Number of fireplaces with chimney? _____
 Wood burning or pellet stove? _____
13. Check item that best describes the heating system in your home:
 () Gas furnace () Oil furnace
 () Hot water baseboard () Ground Source
 () Heat pump () Solar panels
 () Radiant () Other _____
14. Describe cooling system (exclude window cooler):
 () Central Air
 () Evaporative
 () Evaporative w/ducts
 () None
15. Estimate basement square footage _____
16. Check item describing basement in your home:
 () Full Basement () Half basement () None
 If walkout please check () No. of entrances _____
17. Basement ceiling height ? () 8' () 9' () 10'
18. Of the above basement area , percent finished?
 () 0% () 25% () 50% () 75% () 100%
19. Does the basement have a Kitchen? () Yes () No
 Kitchenette? () Yes () No
20. Do you have a bonus room above garage? () Yes () No
 Is it finished living area? () Yes () No
21. Do you have an in ground swimming pool? () Yes () No
 Is there a spa built into pool? () Yes () No
 In ground spa only? () Yes () No
22. Have you remodeled or added to the property?
 () Yes () No If yes, what year? _____ Describe work done.

23. Who did you purchase the home from? (Within the last 3 years)
 ___ Developer ___ Contractor ___ Real estate company
 ___ Family member ___ Owner ___ Bank ___ Other
 Date of Purchase _____
 Purchase Price \$ _____
24. If home not purchased, did you have the home built? () Yes () No
 Self? () Yes () No Contractor () Yes () No
 Date home construction was complete _____
 Construction Costs (building only) \$ _____
 Land purchase price \$ _____ Date _____
25. Did the sales price/construction costs include the following?
 Landscape/Sprinklers () Yes () No ___ Front ___ Back
 Fencing () Yes () No ___ Sides ___ Back
26. Was there any personal property included in the sale? (Furniture, water rights, etc.) _____
 If so, amount \$ _____