

For Fiscal Year 2026, you have from July 1, 2025 through April 1, 2026 to file an application. You can apply for other exemptions along with the residential exemption, but the taxable value of your property can not be **below 10 percent of the assessed value.**

Original applications must be submitted in person or by mail.

More Information :



508-862-4022



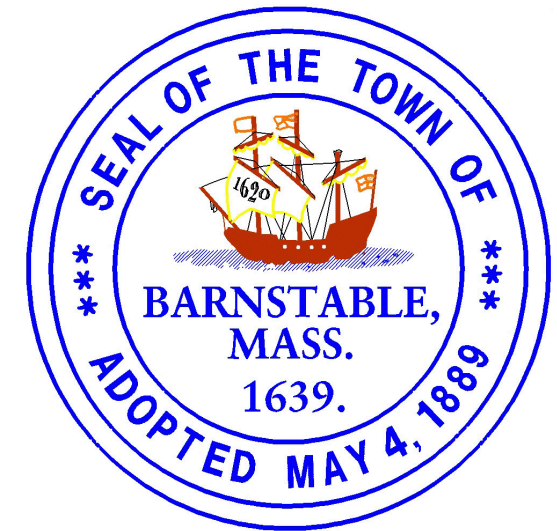
assessing.mailbox@town.barnstable.ma.us



367 Main Street,
Hyannis, MA 02601



www.townofbarnstable.us



Residential Exemption

Fiscal 2026

*You may qualify for the residential exemption if you **own and live** in your property as a **primary residence.***

Please Note:

A Fiscal Year takes place from July 1 through June 30 of the following year. For example, Fiscal Year 2026 (FY26) would be July 1, 2025 through June 30, 2026.

Complete Your Application

Applications can be found on the Assessors webpage under "Exemptions" or you can call the office to request one be mailed to you.

Applications may also be completed at the Assessor's Office. Remember to bring the required documents that you need to accompany your application.

Residential Exemption

The residential exemption reduces your tax bill by excluding a portion of your residential property's value from taxation. In fiscal year 2025, the residential exemption saved qualified Barnstable homeowners up to \$1,622.52 on their tax bill.

When Is It Applied?

We apply the exemption amount to your third and fourth quarter actual tax bills that are issued in late December. If you didn't get the credit on your actual tax bills and think you should have, you may apply for the Residential Exemption.

Keep In Mind

This does not affect homeowners who previously applied and qualified. Those homeowners still qualify unless they have a deed/ownership change or are due to reapply and update their application.* You can always call the Assessors to check your exemption status.

**Property owners who need to reapply and update their application will be notified by mail.*

How It Works

Homeowners who obtain their home and occupy it as their domicile on or **before January 1, 2025** may now qualify for the current Fiscal Year. This means that, for Fiscal Year 2026 (July 1, 2025 to June 30, 2026), homeowners who recorded a deed at the Barnstable County Registry of Deeds and occupy the property as their principal residence prior to January 1, 2025 may be eligible.

A current application with the necessary supporting documents is required.

You can only qualify for a residential exemption for one property.

If you file for an exemption, that does not mean you can postpone paying your taxes.

Apply For A Residential Exemption

*For Fiscal Year 2026, you have until **April 1, 2026**, to file an application for the current fiscal year.*

To make sure you are eligible for Fiscal Year 2026, you will need to provide your 2024 Federal Income Tax Return (form 1040). *Social security numbers and dollar figures may be redacted.* This information is used to confirm you are filing from your property's address. If your tax return shows a PO Box or other address, additional qualifying documents will be required.

If you have questions about applying for an exemption, or you want to know the status of your application, please call the Assessor's Office at 508-862-4022.