

1 STATE OF OKLAHOMA

2 2nd Session of the 60th Legislature (2026)

3 COMMITTEE SUBSTITUTE
4 FOR

5 SENATE BILL NO. 2146

6 By: Paxton

7 COMMITTEE SUBSTITUTE

8 An Act relating to ad valorem taxation; amending 68
9 O.S. 2021, Section 2888, which relates to homestead
10 exemption; modifying definitions; providing exception
11 to limitation on the acreage of certain homestead;
12 providing exception to limitation on urban
13 homesteads; updating statutory language; and
14 providing an effective date.

15 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

16 SECTION 1. AMENDATORY 68 O.S. 2021, Section 2888, is
17 amended to read as follows:

18 Section 2888. A. 1. The term "homestead", as used in the
19 provisions of the Ad Valorem Tax Code governing homestead
20 exemptions, shall mean and include the actual residence of a natural
21 person who is a citizen of this state, provided the record actual
22 ownership of such residence be vested in such natural person
23 residing and domiciled thereon. Any single person of legal age,
24 married couple and their minor child or children or the minor child
or children of a deceased person, whether residing together or

1 separated, or surviving spouse shall be allowed under Section 2801
2 et seq. of this title only one homestead exemption in this state.
3 No person or the family of such person shall be required to be
4 domiciled thereon if such person is in the armed service of the
5 United States in time of war or during a state of national emergency
6 as declared by the Congress or the President of the United States,
7 and such person shall not be required to be domiciled thereon in
8 order to assert or claim the exemption provided in Section 2889 of
9 this title, and such exemption may be claimed by any agent of, or
10 member of the family of, such person. The surviving spouse ~~and/or~~
11 and minor children of a deceased person shall be considered record
12 owners of the homestead where the title of record in the office of
13 the county clerk on January 1 is in the name of the deceased, but in
14 all other cases the deed or other evidence of ownership ~~must~~ shall
15 be of record in the office of the county clerk on January 1 in order
16 for any person to be qualified as the record owner. However, a
17 natural person actually owning, residing, and domiciled in the
18 residence on January 1 shall be deemed to be the record owner of the
19 residence on January 1, within the meaning of this section, if the
20 deed or other evidence of ownership of such person, executed on or
21 before January 1, be of record in the office of the county clerk on
22 or before February 1 immediately following. Despite any provision
23 to the contrary in this section, if a parent or parents residing and
24 domiciled in the residence own the residence jointly with one or

1 more of their children, whether residing together or separated, and
2 where the record joint ownership of the property is recorded in the
3 office of the county clerk in accordance with the provisions of this
4 section, the parent or parents residing and domiciled in the
5 residence shall be entitled to the entire homestead exemption. A
6 rural homestead shall not include more than one hundred sixty (160)
7 acres of land and the improvements thereon, except for homesteads
8 that include any land classified as agricultural land or land
9 classified with a use category, as defined in Section 2802 of this
10 title, that is agricultural use. An urban homestead shall not
11 include any land except the lot or lots, or the unplatted tract,
12 upon which are located the dwelling, garage, barn ~~and/or~~ and other
13 outbuildings necessary or convenient for family use, except for
14 homesteads that include any land classified as agricultural land or
15 land classified with a use category, as defined in Section 2802 of
16 this title, that is agricultural use. A homestead that includes any
17 land classified as agricultural land or land classified with a use
18 category, as defined in Section 2802 of this title, that is
19 agricultural use, shall also include any residential and
20 nonresidential improvements affixed or located thereon.

21 2. Despite any provision to the contrary in this section, the
22 person actually owning, residing, and domiciled in the residence as
23 of the date of a tornado shall be deemed to be the record owner of
24 the residence on such date, within the meaning of this section, if

1 the deed or other evidence of ownership of such person, executed on
2 or before such date, be of record in the office of the county clerk
3 on or before such date. However, the provisions of this paragraph
4 shall only apply to any person who is eligible to claim the income
5 tax credit pursuant to Section 2357.29A of this title with respect
6 to a tornado or to any person whose primary residence was damaged or
7 destroyed in a tornado and who purchased or built a new primary
8 residence at a location within this state other than the location of
9 the damaged or destroyed residence. For the purposes of this
10 section, "tornado" means a tornado which occurred in calendar year
11 2013 or any subsequent tornado for which a Presidential Major
12 Disaster Declaration was issued.

13 B. The term "rural homestead" as used herein shall mean and
14 include any homestead located outside a city or town or outside any
15 platted subdivision or addition.

16 C. The term "urban homestead" as used herein shall mean and
17 include any homestead located within any city or town whether
18 incorporated or unincorporated, or located within a platted
19 subdivision or addition, whether such subdivision or addition be a
20 part of a city or town. In no case shall an urban homestead exceed
21 in area one (1) acre, except for homesteads that include any land
22 classified as agricultural land or land classified with a use
23 category, as defined in Section 2802 of this title, that is
24 agricultural use.

1 D. For purposes of the provisions of Section 8E and Section 8F
2 of Article X of the Oklahoma Constitution, if a disabled veteran,
3 the surviving spouse of a disabled veteran or the surviving spouse
4 of a person who died while in the line of duty occupies improvements
5 which are affixed to the real property and record title to such real
6 property is held by a city or town or an entity formed pursuant to
7 the charter provisions or ordinances of a city or town or formed
8 under other provisions of law for the benefit of such city or town,
9 the improvements shall be considered to be the homestead of such
10 disabled veteran or the surviving spouse of such disabled veteran
11 for all purposes related to the homestead exemption authorized by
12 the provisions of the Ad Valorem Tax Code and the homestead
13 exemption shall not be denied on the basis that title to such
14 affixed improvements is held by a disabled veteran or surviving
15 spouse or an entity formed by them than the city or town which holds
16 title to the real property consisting of the land to which such
17 improvements are affixed.

18 SECTION 2. This act shall become effective January 1, 2027.

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