

**RESOURCES
REAL PROPERTY**

HOMESTEAD

The equity value is derived from subtracting any encumbrances, for example liens, mortgages, etc. from the fair market value.

An SSI-related A/R's homestead and any contiguous property remains exempt as a countable resource if the A/R is not occupying the home, but intends to return to the home. When an A/R expresses his/her intent to return home, the homestead and contiguous property will be treated as an exempt resource without regard to the A/R's actual ability to return home. Although the homestead remains exempt, a lien may be imposed against a permanently institutionalized individual's homestead in certain circumstances. (See **RESOURCES HOMESTEAD** further discussions of liens)

NOTE: A homestead that is an exempt resource must be reviewed under the home equity limit provisions if the A/R is applying for Nursing Facility Services or Community-Based Long Term Care.