

# WHAT IS HOMESTEAD EXEMPTION?

The California Homestead Exemption provides important protection for homeowners by shielding a portion of a home's equity from certain judgment creditors. The law is technical and complex, and this information is provided for general educational purposes only. It is not legal advice. Homeowners should consult an attorney regarding their specific situation.

## WHAT IS THE PURPOSE OF THE HOMESTEAD EXEMPTION?

The homestead exemption is designed to help protect a homeowner's equity in their primary residence during times of financial hardship, such as illness, accident, or other misfortune. Its purpose is to help ensure homeowners can maintain a place to live and are not easily displaced by certain creditor claims.

## HOW DOES THE HOMESTEAD EXEMPTION WORK?

When a creditor obtains a money judgment, they may record a judgment lien against a home. The homestead exemption protects a portion of the homeowner's equity, making it more difficult for that creditor to force a sale of the property if the protected equity amount would be impacted. The exemption does not eliminate the debt and does not prevent all creditors from being paid.

## HOW MUCH EQUITY IS PROTECTED IN 2026?

As of January 1, 2026, California's homestead exemption is tied to county median home prices and adjusted annually for inflation under California Code of Civil Procedure section 704.730.

For 2026:

- Minimum protected amount statewide is approximately $371,547
- Maximum protected amount statewide is approximately $743,459
- The exact exemption amount depends on the countywide median sale price for single-family homes in the prior calendar year and may vary by county

*Continued...*

TICOR TITLE

©2026 Ticor Title (03/26)

STUDIO

# WHAT IS HOMESTEAD EXEMPTION?



## WHAT TYPES OF PROPERTY ARE COVERED?

The homestead exemption may apply to single-family homes, condominiums, duplexes, mobile homes, planned developments, and community apartment projects, as long as the property is the homeowner's principal residence.

## WHAT IS A JUDGMENT LIEN?

When you owe someone money, they are considered your creditor. A creditor can take legal action to secure a judgment lien, which can be recorded to create a secured interest, in favor of the creditor, against your property.

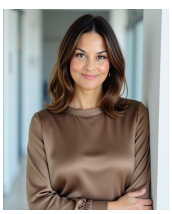
## WHO IS ELIGIBLE?

Any homeowner who occupies their home as their primary residence. You can only have one declared homestead at a time.

## ARE THERE LIMITS OR EXCEPTIONS?

The homestead exemption does not protect against voluntary liens such as mortgages or deeds of trust, mechanic's liens, tax liens, or judgment liens recorded before a homestead is established. The exemption does not make debt disappear and liens must generally be paid upon sale or refinance.

Information subject to change. This material is for general informational purposes only.



**Jennifer Luna**
Vice President of Sales
(805) 551-5108
Jen.Luna@FNF.com
www.TicorVC.com

TICOR TITLE

©2026 Ticor Title (03/26)