



As your Property Appraiser, it is my responsibility to ensure that all residential property, commercial property and tangible personal property is valued correctly and to assist our residents in receiving tax saving exemptions. This makes certain that property owners pay only their fair share of property taxes – no more, no less. Over the next few newsletters, I will explain the exemptions available to qualified individuals. This will ensure property owners receive everything they are entitled to and pay only their fair share. This newsletter explains Homestead Exemption and Portability. Please note the deadline for timely filing for Homestead and other exemptions is March 1 of each year.

Homestead Exemption

You are entitled to Homestead Exemption if, as of January 1, you both own and have made the property your permanent residence or the permanent residence of a person who is legally or naturally dependent on you. The Florida Constitution provides this tax-saving exemption on the first and third \$25,000 of the assessed value of an owner/occupied residence. While a complicated formula is used to explain this – as the additional \$25,000 only applies to the non-schools portion of your tax bill – the bottom line is the basic Homestead Exemption saves a Broward homeowner in 2016 anywhere from \$627.99 to \$1,053.22 (depending upon your city's millage rate) in annual tax savings for all homes with a value of \$75,000 or higher.

In order to qualify for Homestead Exemption:

1. you must own the property and the property must be your permanent residence as of January 1 of the year you are applying for Homestead;
2. you must be a US citizen, permanent resident alien, or in asylum/refugee status; and
3. you or your spouse may not have a Homestead Exemption in any other county, state or country (or an equivalent permanent residency-based exemption or tax credit, such as New York's "S.T.A.R." exemption) on another property you also currently own.

You may file for Homestead Exemption online at www.bcpa.net or in person at our office - 115 S Andrews Avenue, Room 111, Fort Lauderdale, FL 33301.

To complete your Homestead application you will need:

1. proof of ownership (you do not need to bring the deed if it has been recorded in County Records);
2. Florida Driver's License or Florida ID Card; and
3. Florida Voter's Registration or recorded Declaration of Domicile

Please be advised that the deadline to timely file for 2017 Homestead Exemption is March 1, 2017. The absolute deadline to LATE FILE for any exemption is September 18, 2017. State law does not allow late filing for exemptions after this date, regardless of any good cause reason for missing this deadline.

Recent Happenings in the Property Appraiser's Office

February 2 was Take Your Child to Work Day for Broward County students and my first one as Property Appraiser was a huge success. We had over 30 children come into the office to learn what their parent, grandparent or other loved one does for the office and the residents of Broward County. The kids were sworn in as "Deputy Appraisers" for the day and had a great time!



Portability

Homestead Exemption does **not** transfer from property to property. If you had a Homestead Exemption on another Florida property in 2015 or 2016 and moved, you **must** file a new application for your new residence. Florida's Portability law allows property owners to transfer their "Save Our Homes" benefit earned on a previous Homestead property to their new Homestead property. This can result in significant tax savings to a property owner.

If you are applying for a **new** Homestead Exemption AND you held a Homestead Exemption on a previous property **within the last 2 tax years anywhere in Florida**, you should also submit a Portability application with your Homestead application.

Note: a Portability application transfers any tax savings you have earned, but it does NOT transfer your Homestead Exemption from one property to another. You **MUST** first apply for a Homestead Exemption in order to be eligible for Portability.

Town Hall Meetings

On February 3, we held our first Town Hall meeting in the Town of Southwest Ranches. While the focus was on educating the residents about the valuable Agricultural Classification, we were also able to assist residents with other exemption matters and get valuable feedback. Our next Town Hall meeting focusing on the Agricultural Classification will be on February 13, 2017, at Parkland City Hall from 3:30-5:30 pm.



I look forward to providing you with important information in the coming months. If my office can ever be of assistance to you, please do not hesitate to contact me directly at (954) 357-6904 or by email at martykiar@bcpa.net

Take care,

Marty Kiar, Broward County Property Appraiser