



# MARTY KIAR

## BROWARD COUNTY PROPERTY APPRAISER

### **DOES MY HOMESTEAD EXEMPTION AUTOMATICALLY RENEW?**

After your initial application for Homestead Exemption has been made and the exemption approved by our office, it automatically renews each year unless there is a change of ownership or eligible use of the property. Each January, our office mails a Homestead Renewal Notice and "Change-Card" to all Homesteaded properties. Florida law requires the property owner to notify the Property Appraiser of any change of property use or ownership status, and this Change Order Card provides an efficient way to communicate important changes to our office.

If there are NO changes to the use and/or ownership of the property, simply keep the card as your receipt verifying you were automatically renewed for another year. However, if there are changes, please mark the Change Card accordingly and return it to our office.

If you are a surviving spouse or otherwise believe you are entitled to an exemption, you must file your own Homestead Exemption application to receive the benefit. If you have any questions relating to the death of the owner, the Change Card or need assistance in filing for Homestead or other tax-saving exemptions, please visit our website at [www.bcpa.net](http://www.bcpa.net) or contact our Customer Service Department at 954-357-6830.

There are other tax-saving exemptions available to qualified individuals. These exemptions and the specific requirements are available on our website at [www.bcpa.net/homestead.asp](http://www.bcpa.net/homestead.asp)

### **WHERE DID MY PORTABILITY SAVINGS GO?**

A portability deduction is only posted to your property record page the first year you receive your new Homestead Exemption. The portability savings from the first year form the basis of your new Save Our Homes value on a going forward basis and -- in subsequent years -- will rise or fall based upon market just value changes and the 3% cap, as your new Save Our Homes value has incorporated your portability savings. When our website is updated to display subsequent year property values, your portability deduction is no longer shown independently because it is already factored into your new Save Our Homes value.

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](mailto:martykiar@bcpa.net).

Take care,

Marty Kiar, CFA

