



"Ask Lori"

**Helpful Tax Saving Advice and Tips from
Broward County Property Appraiser Lori Parrish**

Dear Lori:

I understand the deadline to file for property tax exemptions was March 3rd, 2014. I was out of town visiting relatives and missed the March deadline. Is there anything I can do at this point to have my property tax exemption applied for 2014?

L.D., Dania Beach, FL (via email)

You still have time to file for your 2014 exemptions! The traditional filing period for 2014 Homestead Exemption was March 2, 2013 through March 3, 2014. The absolute deadline to "**Late File**" for any 2014 property tax exemption - if you missed the March 3, 2014 timely filing deadline is **September 17, 2014**. State law (Sec 196.001(8), Fla. Stat.) does not allow late filing for property tax exemptions after the September 17 late filing deadline, regardless of any good cause reason for missing the late filing deadlines.

Our office accepts late applications for 2014 Homestead, Senior, Disability, Widow/Widower, Granny Flat, Portability, Non-Profit and all other exemptions until September 17, 2014. To qualify for a 2014 exemption, you must have owned and occupied the property for which you are applying **on or before January 1, 2014**.

You may also be eligible for Portability. Portability allows Homesteaded owners to transfer some or all of their Save Our Homes (SOH) benefit from their old home to their new home. Your Portability is determined by the difference between the "Just Value" and the "Assessed/SOH Value" of your previous property in the year of Homestead abandonment. If you had a Florida Homestead Exemption in 2012 or 2013, gave up the exemption, and moved to a new homestead by January 1, 2014, you may be eligible for Portability. In order to receive your Portability for tax year 2014, you must file for Homestead and complete a Portability application with our office by September 17, 2014.

There are several ways to complete your exemption application. You can apply online at www.bcpa.net, visit our office at 115 South Andrews Ave., Room 111, in Fort Lauderdale, or you can apply at one of our many community outreach events throughout the county. View our entire outreach calendar at www.bcpa.net/events.asp to find out when we will be in your neighborhood. If you have any questions or need help with your tax exemption applications, please do not hesitate to contact us at 954.357.6830

Sincerely,

If you have a question for the Property Appraiser, please email Lori at lori@bcpa.net or write to her at the Broward County Property Appraiser's Office, 115 S. Andrews Avenue, Room 111, Fort Lauderdale, FL 33301. (3/14)