



"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 2, 2015. I was out of town on a cruise and missed the deadline. I was told by you office March 2 was not really a deadline at all? What is the real deadline to have my property tax exemptions applied for 2015?

S.D., Pembroke Pines, FL (via email)

You still have time to file for your 2015 exemptions! The traditional filing period for 2015 Homestead and all other exemptions was March 3, 2014 through March 2, 2015. The absolute deadline to "**Late File**" for any 2015 property tax exemption—if you missed the March 2, 2015 timely filing deadline is **September 18, 2015**. State law (Sec 196.001(8), Fla. Stat.) does not allow late filing for property tax exemptions after the September 18 late filing deadline, regardless of any good cause reason for missing the late filing deadlines.

The Broward County Property Appraiser's Office accepts late applications for 2015 Homestead, Senior, Disability, Widow/Widower, Granny Flat, Portability, Non-Profit and all other exemptions until September 18, 2015. To qualify for a 2015 exemption, you must have owned the property and made it your primary residence **on or before January 1, 2015**.

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 amount 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 2013 or 2014, gave up the exemption, and moved to a new Homestead by January 1, 2015, you may be eligible for Portability. In order to receive your Portability for tax year 2015, you must file for Homestead and complete a Portability application by September 18, 2015.

There are several ways to complete your exemption application. You can apply online at www.bcpa.net, visit our office at 115 South Andrews Avenue, 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. (March 2015)