



"Ask Lori"

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

Dear Lori:

I bought and moved into my first home in March 2014. I filed for Homestead Exemption at one of your community outreach events and was told my application has been approved. I just received my 2014 tax bill and can't understand where the Homestead and Senior Exemptions are listed?

T. W., Century Village, FL (via email)

Our office receives numerous calls every year asking us to confirm property tax exemptions on tax bills. Please be advised that the Property Appraiser's Office does not set or collect taxes. We simply assess property for tax purposes and grant exemptions to qualified individuals. The property tax bills are mailed by the Broward County records, Taxes & Treasury Division on or before November 1, of each year to more than 400,000 property owners.

All qualified Florida residents are entitled to a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead, you must own and occupy the property as your primary residence on January 1. By Florida law, all assessments and exemptions are based upon the status of the property on January 1. Because you purchased and/or moved after January 1, 2014, you have been approved for Homestead Exemption for 2015. The tax bill you have received is for tax year 2014. If the former owners of your new home were entitled to and received Homestead or any other exemption on January 1, 2014, you will inherit these exemptions on your 2014 property tax bill. These 2014 exemptions will automatically expire at the end of 2014 and the Save Our Homes value will be brought up to just value. Your new Homestead exemption will be reflected next year on all 2015 property records, notices and tax bills.

Please remember any additional tax exemptions, such as Low-Income Senior, Widow/Widower, Disability or Veteran's Exemptions will be applied to your 2015 property tax bill.

Current exemptions are not listed individually on the property tax bill. Rather, they are valued together and listed under the column titled "Exemptions" on your tax bill. Your tax bill is calculated by multiplying the sum of the various tax rates by your taxable value and then adding on your non-ad valorem fees.

Remember: By law, January 1 of each year is the date on which the permanent residence is determined and qualified exemptions are granted. Should you have any questions regarding property tax payment options, please visit www.broward.org/recordtaxestreasury, or call the Broward County Call Center at 954.831.4000. If you need more information about your property tax assessment and exemptions, please visit our website at www.bcpa.net or contact our office directly 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. (10/14)