

# HOMESTEAD EXEMPTIONS REQUIREMENTS

1. **Florida Voters Registration**
2. **Florida Driver License**
3. **Florida Registration for Car**
4. **Recorded Warranty Deed for Property**
5. **Social Security Number (for all owners)**

Items 1, 2, 3 and 4 must be obtained before January 1st of the year you file. You must live in the property as of December 31st. The deadline to file for homestead exemption is March 1st.

You must bring all of the items listed for all owners appearing on the deed. If you do not vote, drive or own a car, a Declaration of Domicile can prove Florida residency. All applicants are required to sign the application for homestead exemption.

There may be provisions available for late filing. Check with the Property Appraiser's Office for additional details.

For further assistance on where or how to file please contact your county Property Appraiser's office:

**Volusia County Property App.**

123 W. Indiana Ave., Room 102  
Deland, FL 32720  
386.736.5901 | [www.vcpa.vcgov.org](http://www.vcpa.vcgov.org)

**Duval County Property App.**

231 E. Forsyth St., Ste. 260  
Jacksonville, FL 32202  
904.255.5900 | [www.coj.net/departments/property-appraiser/exemptions](http://www.coj.net/departments/property-appraiser/exemptions)

**Lake County Property Appraiser**

320 W. Main St., Ste. A  
Tavares, FL 32778  
352.253.2150  
[www.lakecopropappr.com](http://www.lakecopropappr.com)

**Seminole County Property App.**

1101 East 1st St.  
Sanford, FL 32771  
407.665.7506 | [www.scpafl.org](http://www.scpafl.org)

**Orange County Property App.**

200 S. Orange Ave., Ste. 1700  
Orlando, FL 32801  
407.836.5044 | [www.ocpafl.org](http://www.ocpafl.org)

**Osceola County Property App.**

2505 E. Irlo Bronson Memorial  
Highway, Kissimmee, FL 34744  
407.742.5000 | [www.osceola.org](http://www.osceola.org)

**Polk County Property App.**

255 N. Wilson Ave.  
Bartow, FL 33830  
863.534.4777 | [www.polkpa.org](http://www.polkpa.org)

**Brevard County Property App.**

2725 Judge Fran Jamieson Way, Viera  
Bldg C,  
Melbourne, FL 32940  
321.690.6880 | [www.bcpao.us](http://www.bcpao.us)

**Marion County Property App**

501 SE 25th Ave.,  
Ocala, FL 34471  
352.368.8300 | [www.pa.marion.fl.us](http://www.pa.marion.fl.us)

**Sumter County Property App**

218 E. McCollum Ave.  
Bushnell, FL 33513  
352.569.6800 | [www.sumterpa.com](http://www.sumterpa.com)

**Levy County Property App**

355 S Court St.  
Bronson, FL 32621  
352.486.5222 | [www.qpublic.net/fl/levy](http://www.qpublic.net/fl/levy)



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## Florida Homestead Portability

Homeowners save thousands of dollars in taxes on their homestead property because of Florida's Save Our Homes Amendment. This is done by limiting the increase in assessed value of homestead property. The limit is no more than 3% per year or the percentage change in the Consumer Price Index, whichever is less.

The 2008 amendment to the state constitution allowed homeowners to transfer, or "port," up to \$500,000 of this capped value to their new homestead.

There are certain rules that your unique situation may be subject to. Rules regarding portability are set forth in Florida Statute 193.155(8). This is not intended as legal or tax advice. Please consult with a tax advisor.

### Things to Keep in Mind

In order to port the Save Our Homes benefits when filing an application for a new homestead exemption, you must also file the Transfer of Homestead Assessment Difference Form DR-501T by March 1st of the year you intend to establish a new homestead.

## Frequently Asked Questions

### What if the market value of my new homestead is higher than the old homestead?

There is a cap differential, and it varies. This cap differential follows you from your old home to your new home. For example, if your old home was worth \$350,000, but was assessed at only \$250,000, there is a \$100,000 cap differential.

If you were to move to a new home worth \$500,000, that home would be assessed at no more than \$400,000 in the first year because you took the \$100,000 cap differential from your old home.

The following increases would be subject to the terms of the Save Our Homes Amendment.

### What if I downsize to a less expensive home?

The cap differential you can port is limited to your old home's assessed value divided by its true market value.

Let's say your old home was worth \$500,000, but was assessed at \$400,000, your new, less costly home would be assessed at 80% of its market value the first year.

### What if two people who each have their own homestead acquire a new homestead together?

Whichever homestead that has the highest cap differential, and therefore the highest tax savings, will be used to determine the amount to be ported to the new homestead.

### How long do I have to transfer the assessment difference to my new homestead?

Within two years of abandoning their old homestead homeowners must port their Save Our Homes tax benefits to their new homestead.

For instance, if the previous homestead exemption was abandoned in April 2017, a new homestead exemption must be established by January 1, 2019.

