Portability

Are you planning to purchase a new home in Florida?

Portability allows eligible Homesteaded property owners to pay less in property taxes on their new home by moving their “Save Our Homes” (SOH) savings (up to $500,000) from one Florida property to another Florida property where they receive a new Homestead Exemption. To be eligible to move this SOH benefit, the new property must receive the Homestead Exemption within two tax years - not calendar years - of the “abandonment” of the Homestead Exemption at the previous property. If you are applying for a new Homestead Exemption, you should also submit a Portability application with your Homestead Exemption application.

Note: Portability savings are not applied automatically. You must submit a Portability application. Portability applies to both upsizing and downsizing in value, based upon specified formulas. Portability does not require you to sell your previous home, but merely for you to no longer receive the Homestead Exemption on it.

Additional information about Portability and a Portability estimator can be found on our website at web.bcpa.net.
Low-Income Senior Exemption
Many Florida senior citizens are now eligible to claim an additional Senior Exemption which applies only to the ad valorem city and county portion of the property tax bill. This exemption was initially established as a $25,000 exemption for qualified seniors. By local option, some city commissions and the Broward County Commission adopted an ordinance increasing the value of this exemption to $50,000 and/or allowed for the Long-Term Residency Low Income Senior Exemption (see the next section for more information on the Long-Term Residency Senior Exemption). In order to qualify for this exemption for 2020, an applicant must be 65 or older as of January 1, 2020, receive a Homestead Exemption on the property, and have a combined household adjusted gross income for 2019 not exceeding $30,174 (based on the 2019 income limitation – please note this number will be adjusted by the end of January for the 2020 tax year to reflect the percentage change in the average cost of living index).

Long-Term Residency Low-Income Senior Exemption
If you have resided in your current home for 25 or more years, you may be eligible for the Long-Term Residency Low-Income Senior Exemption which fully exempts the ad valorem county and in many instances, the city portion of the property tax bill. To date, the city exemption is only available to qualified residents of Cooper City, Dania Beach, Davie, Hallandale Beach, Hollywood, Lauderdale-By-The-Sea, Margate, Miramar, Oakland Park, Pembroke Pines, Plantation, Pompano Beach, Sunrise, Tamarac and Weston. In addition to these cities, the Broward County Commission has made this exemption available to all qualified seniors for the Broward County portion of his/her property taxes. In order to qualify for this exemption for 2020, an applicant must be 65 or older as of January 1, 2020, receive a Homestead Exemption on the property, and have a combined household adjusted gross income for 2019 not exceeding $30,174 (based on the 2019 income limitation – please note this number will be adjusted by the end of January for the 2020 tax year to reflect the percentage change in the average cost of living index). Additionally, the applicant must have maintained permanent residence on the property for at least 25 years (as of 1/1/2020), and the property’s just/market value must be less than $250,000 for the initial year of application.

GREAT NEWS FOR TAX YEAR 2020: The Broward County Commission has passed an ordinance to extend this exemption to all qualified seniors in Broward County. This applies towards the ad valorem Broward County Government portion of the property tax bill regardless of whether your city has adopted this exemption or not. Please visit our website at web.bcpa.net and click on the section for Senior Citizens or contact our Customer Service Department at 954-357-6830 for additional information. The deadline to file for the Low-Income Senior Exemption or the Long-term Residency Low-Income Senior Exemption is September 18, 2020.

Annual Senior Exemption Renewal
If you received a Senior Exemption in 2019, it will not be listed among your 2020 exemptions on the enclosed Homestead Exemption renewal receipt. Unlike Homestead, there is no automatic renewal for a Senior Exemption. Florida law requires you to renew your Senior Exemption annually. Your 2020 Senior Exemption renewal postcard will be mailed to you in early February. You must sign and return your renewal postcard to us by September 18, 2020 in order to renew the Senior Exemption for the 2020 tax year. The signed copy of your senior renewal postcard can be emailed to Homestead@bcpa.net, faxed to 954-357-6188, or mailed to our office.