Amendment 11 authorizes cities and the county to grant full Homestead property tax relief to low-income seniors who have lived in their home for at least 25 years. In short, it would eliminate the entire ad valorem property tax bill for the county and/or city portions for qualifying seniors. Homeowners who meet ALL of the following requirements would be eligible: (1) age 65 or older on January 1; (2) have a household income not exceeding $30,174 (adjusted annually); (3) own a home with a market value of less than $250,000 for the initial year of application; and (4) have lived in the home for at least 25 years. Your city commission and county commission must each pass the exemption by a supermajority vote before this exemption can be offered. The cities of Cooper City, Dania Beach, Hallandale Beach, Hollywood, Lauderdale By The Sea, Margate, Miramar, Oakland Park, Pembroke Pines, Plantation, Pompano Beach, Sunrise, Tamarac and Weston have approved this additional exemption which applies to only the city portion of the ad valorem property tax bill for qualified seniors for the 2019 tax year. To apply for this exemption, please contact our office at 954.357.6830. The deadline to file any application for an exemption is September 18, 2019.

Questions About Your Property Value? CONTACT US

RESIDENTIAL PROPERTY (SINGLE-FAMILY HOMES, TOWNHOMES, MOBILE HOMES): 954.357.6831 (Michael Kaminiski, Supervisor - mkaminski@bcpa.net)
CONDO, CO-OP and TIME-SHARE PROPERTY: 954.357.6832 (Kevin McGowen, Supervisor - kmcgowen@bcpa.net)
COMMERCIAL REAL PROPERTY (including DUPLEXES): 954.357.6835 (Matthew Chaiken, Manager - mchaiken@bcpa.net)
AGRICULTURAL PROPERTY: 954.357.6822 (Rhonda Gilbert, Ag Analyst - rgilbert@bcpa.net)

TANGIBLE (COMMERCIAL) PERSONAL PROPERTY: 954.357.6174 (Travis Gehr, Supervisor - tgehr@bcpa.net)
EXEMPTIONS AND ALL GENERAL QUESTIONS: 954.357.6380 (Kelly Brown, Manager - kbrown@bcpa.net)
REPORT HOMESTEAD FRAUD: 954.357.6900 (Ron Cacciatore, Director - rcacciatore@bcpa.net)
PROPERTY APPRAISER MARTY KIAR: 954.357.6904 - martykiar@bcpa.net

Special Extended TRIM Season Hours
Our office is located in the Governmental Center at 115 South Andrews Avenue, Room 111, in downtown Fort Lauderdale. Our regular office hours are Monday-Friday from 7:00 am until 6:00 pm. During TRIM season, our office will be open on Saturday, September 14, 2019 from 7:00 am to 2:30 pm to better serve working families.

LOW-INCOME SENIORS WHO MAINTAIN LONG-TERM RESIDENCY

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Remember
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Understanding Your Notice of Proposed Property Taxes (TRIM Notice)

Deductions for Homestead, Widow/Widower, Low-Income Senior, Disability, Non-Profit and/or other exemptions.

The market value as of January 1, 2019. This is our opinion of the real value of your property (less the cost of sale) on the open market (based on qualified sales of similar properties during calendar year 2018).

Amount of taxes last year on your property (as set by each taxing authority).

The special assessments and fees in this section are set by your City Commission and/or other local taxing authorities.

The non-ad valorem assessments. The Property Appraiser does NOTHING to do with setting these fees. You must contact the taxing authorities listed in this section if you have questions about any of these assessments. Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice including any PACE assessments.

For the best service, please direct your call to the most appropriate BCPA Department:

Residential Property: 954-357-4629
Commercial/Residential: 954-357-4615
Agricultural Property: 954-357-4622
Tangible/Intangible Personal Property: 954-357-6274 Exemptions and General Info: 954-357-6393
Reyes Business Aircraft: 954-357-0840
Property Appraiser-Mark Kiar: 954-357-6164

Important: The Property Appraiser does not set your tax rates or collect your taxes. Your tax rates are set by the city & county commissions, school board, and other taxing authorities.