

# BCPA NEWSLETTER

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## A message from Marty Kiar

As your Broward County Property Appraiser, it is my honor to serve you and the almost 2 million residents who call Broward County home. I am so pleased Florida voters approved Amendments 5 and 6 to the Florida Constitution during the November 2020 election. Amendment 5 extends the time frame within which portability benefits can be transferred from two to three tax years. Amendment 6 extends the property tax exemption of combat-wounded disabled veterans to his/her surviving spouse. Details about these changes in the law can be found in the next section. If you have any questions, please visit our website at [web.bcpa.net](http://web.bcpa.net) or contact our office at (954) 357-6830.

**GREAT NEWS!**

## New Constitutional Amendments That May Affect Your Property Taxes

### Portability

Beginning January 1, 2021, Florida law extends the timeframe within which to transfer portability benefits from two to three tax years.

#### What does that mean?

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 when establishing Homestead Exemption on the new property. Beginning January 1, 2021, property owners now have three tax years to use any Portability. To be eligible to move this SOH benefit, the new property must receive Homestead Exemption within three tax years – not calendar years – of the "abandonment" of the Homestead Exemption at the previous property.

Note: Homestead Exemption and Portability do not automatically transfer. You must apply for Homestead Exemption on the new property **and** submit a Portability application. 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](http://web.bcpa.net).

### Combat-Wounded Disabled Veteran's Exemption

Beginning January 1, 2021, Florida law extends the Combat-Wounded Disabled Veteran's Exemption to surviving spouses.

The homestead property tax exemption granted to combat-wounded disabled veterans, age 65 or older, can now be extended to the veteran's surviving spouse. Prior to January 1, 2021, combat-disabled veterans 65 years of age or older were eligible to receive a property tax discount equal to their combat-related disability rating percentage on the veteran's homesteaded property. However, this discount expired upon the veteran's death and was not extended to his/her spouse. As a result of this change in Florida law, a veteran's surviving spouse will continue to receive the exemption on his/her homesteaded property until the spouse remarries, sells, or otherwise disposes of the property. Under this measure, if the spouse sells the property and does not remarry, the spouse may file for and receive the discount on a new homestead property so long as the exemption amount does not exceed the dollar amount from the most recent ad valorem tax roll at his/her previous homestead residence.

# BCPA SAVES YOU TIME

## File Exemptions Online

Over the last few years, BCPA has been working on innovative ways for taxpayers to access our office. These new initiatives not only help the environment, they benefit Broward County property owners by saving time – something we can all use. Applying for exemptions has never been easier and can be done in the comfort of your own home. **You can easily apply online at [web.bcpa.net](http://web.bcpa.net) for Homestead Exemption, Portability, and the Low-Income Senior Exemption.**

## Virtual Visits

If you prefer face-to-face communication, you can now meet with one of our Mobile Exemption Information Team members virtually. There is no need to visit us in person when we can meet with you virtually.

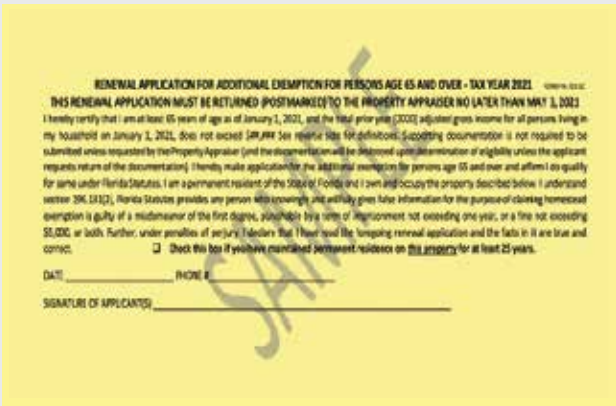


To schedule a virtual appointment, please call 954-357-5579 or email [ExemptionExpress@bcpa.net](mailto:ExemptionExpress@bcpa.net)

## Coming Soon

As we continue to expand our innovative efforts at BCPA, we are currently developing an online tool for Broward County business owners to file Personal Property tax returns and/or extension requests. We are also excited to introduce an email notification system to let you know if any changes have been made to your property's ownership. We look forward to implementing these features in the coming months.

## Annual Senior Exemption Renewal



Sample image

If you received a Senior Exemption in 2020, it will not be listed 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 2021 Senior Exemption renewal card will be mailed to you in early February. **You must sign and return your renewal card to us by September 20, 2021 in order to renew the Senior Exemption for the 2021 tax year.** The signed copy of your senior renewal card can be emailed to [Homestead@bcpa.net](mailto:Homestead@bcpa.net), faxed to 954-357-6188, or mailed to our office.

-OR-

NEW!

You can now renew your Senior Exemption online by visiting our website at [web.bcpa.net/renew](http://web.bcpa.net/renew)