



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

HOMESTEAD EXEMPTIONS AUTOMATICALLY RENEW

After your initial application for Homestead Exemption has been approved, this exemption automatically renews each year unless there is a change of ownership or eligible use of your homesteaded property. Each January, our office mails a Homestead Exemption Renewal Receipt and "Change Order" card to all Homesteaded properties. Florida law requires the property owner to notify the Property Appraiser of any change which may affect homestead eligibility. This "Change Order" card provides an easy way to communicate any important changes to our office.

If there are NO changes to the use and/or ownership of your property, simply keep the card as your receipt that your Homestead Exemption has automatically renewed for another year. However, if there are changes, please mark the Change Order accordingly and return it to our office.

If your name is not printed in the "HOMESTEADED OWNERS" section on this card, it means you are not protected by Homestead Exemption at this property. You may be on title to your property, but you are not receiving Homestead Exemption. If you are eligible for Homestead Exemption on this property, but your name is not listed in the Homesteaded Owners section of the renewal you must complete your own Homestead Exemption application. Please click [here](#) to apply for the 2026 Homestead Exemption.

If you are a co-owner, surviving spouse, trust beneficiary or otherwise believe you are eligible for this exemption, you must file your own Homestead Exemption application to receive the benefit. If you have any questions relating to the death of the owner, the Change Order card or need assistance with filing for Homestead or other tax-saving exemptions, please visit our website at web.bcpa.net or contact our Customer Service Department at 954-357-6830.

WHERE DID MY PORTABILITY SAVINGS GO?

A portability deduction is only posted to your property record page in the first year you receive your new Homestead Exemption. The portability savings from the first year form the basis of your new Save Our Homes (SOH) Value on a going forward basis and -- in subsequent years -- will rise or fall based upon market value changes and the SOH cap, as your new Save Our Homes value has incorporated your portability savings. When our website is updated to display subsequent year property values, your portability deduction is no longer shown independently because it is already factored into your new Assessed/Save Our Homes Value.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at martykiar@bcpa.net.

Take care,

Marty Kiar, JD, CFA