



2021 TRIM Notices

The Broward County Property Appraiser's Office mails the TRIM (proposed tax) Notices in August of each year. This is NOT a tax bill but a notice showing your 2021 just value, exemptions and proposed taxes as set by the various taxing authorities. The TRIM Notice is your opportunity to review your property's 2021 just value and ensure you are receiving all the tax-saving exemptions you are entitled to.

Our office does not set or collect property taxes. If you have questions about the proposed tax rates, the contact information and public hearing dates for the individual taxing authorities are listed to the right of each agency name on this notice.

I Recently Applied for Homestead Exemption – Why Is It Not Showing on my TRIM?

Florida Statutes require our office use January 1 as the date of assessment and to determine exemption eligibility each year. If you purchased your home after January 1, 2021, you are eligible for 2022 Homestead Exemption. The 2022 exemptions will show online in December and be included for the 2022 tax year.

I Had Homestead Exemption Last Year - Where Did My Exemptions Go This Year?

If you purchased your home in 2020, you may have "inherited" the previous owner's exemptions last year. These 2020 exemptions would have been removed at the end of last year, so they are no longer showing on your TRIM Notice for tax year 2021. Fortunately, you can still late file for 2021 Homestead and any other exemptions you may qualify for until September 20, 2021. To apply online, please visit our website at <https://web.bcpa.net/>

I Am a Senior Citizen – Why Isn't the Senior Exemption Showing?

The Senior Exemption is both an age and income-based exemption that is not automatically applied to a property because of the income requirement. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2021 and have an adjusted household gross income for 2020 not exceeding \$31,100. If you believe you qualify for this additional exemption, you can still late file until September 20, 2021. To review the exemption requirements and to apply for this exemption, please go to our website at <https://web.bcpa.net/bcpaclient/#/SeniorExemption>

The health and well-being of our community continues to be of great importance. If you would like to schedule virtual conference, our Mobile Exemption and Information Team will gladly assist you. To schedule an appointment, please call 954-357-5579 or visit our website at <https://web.bcpa.net/ExemptionsExpress/calendar>

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, CFA
Broward County Property Appraiser

