



Late Filing Exemption Deadline - September 19, 2022

If you missed the timely deadline to apply for or renew any 2022 exemption, you still have time. Applicants can late file for 2022 Homestead Exemption, Low-Income Senior Exemption, or any other exemption until September 19, 2022. To apply for these exemptions, please visit <https://web.bcpa.net/bcpaclient/#/Homestead>. Property owners who purchased a new home or moved to a new home in 2022 can pre-file for 2023 at https://bcpa.net/homesteadonline_with_portability/web/index.aspx. If you are already receiving Homestead Exemption on your current property, you do not need to reapply as this exemption automatically renews each year. Once the September statutory "late-filing" deadline has closed, we cannot accept any more 2022 exemption applications regardless of any good cause reason for missing the late filing deadline.

2022 Homestead Exemption/Save Our Homes Cap Set by the State

The Florida Department of Revenue has set the 2022 Save Our Homes cap at 3%. This Save Our Homes assessment cap limits increases to the Assessed/Save Our Homes Value for properties receiving Homestead Exemption to no more than 3% per year or the increase in the Consumer Price Index (CPI) regardless of increases to the just value of the property. This cap results in considerable savings over time for properties with Homestead Exemption. It is important to remember this is not a cap on the actual taxes, but rather a cap on the assessed value of the property.

Important: The Save Our Homes cap begins the year after you receive Homestead Exemption and automatically renews each year. This cap does not cover new construction or construction that was not taxed before the "Save Our Homes" limit applied to a particular property. Many owners will face a significant increase in property taxes when they purchase a property as the previous owners' exemptions will be removed and the Save Our Homes (SOH) value reset. Florida law requires the SOH value be brought up to the just value of the property when Homestead Exemption is added or removed from the property. For this reason, our office offers a New Homebuyer's Tax Estimator on our website at <https://web.bcpa.net/bcpaclient/#/Tax-Estimator>. This estimator allows prospective buyers the ability to plan ahead when purchasing a new home.

If my office can ever be of assistance to you, please do not hesitate to contact me directly at 954-357-6830 by email at martykiar@bcpa.net.

Take care,

Marty Kiar, CFA
Broward County Property Appraiser

