



MARTY KIAR

BROWARD COUNTY PROPERTY APPRAISER

The Property Appraiser's Office does not set your tax rates, collect property taxes, or determine how the tax revenue is allocated by local government. Florida law requires our office to assess all property based on the market data on January 1 of each year. We are also able to grant tax-saving exemptions to qualified applicants. The property tax bills are mailed by the Broward County's Records, Taxes & Treasury Division. If you have questions regarding the payment of your tax bill, please contact their office at 954-357-4829 or visit their website at <https://www.broward.org/RecordsTaxesTreasury>

Where Is My 2024 Homestead Exemption?

The tax bill you received this month from the Broward County Tax Collector is for the 2023 tax year. If you acquired your home in 2023 and the previous owners of your new home were entitled to and received Homestead Exemption or any other exemption on January 1, 2023, you may have inherited their exemptions on your 2023 property tax bill. Florida Statutes require these 2023 exemptions be removed for 2024 and the property be reassessed at the full 2024 Just/Market value which may result in an increase in your 2024 property taxes. It is important that you apply for your own 2024 Homestead Exemption in your name if you believe you are eligible. Your new 2024 Homestead Exemption will be reflected next year on all 2024 property records, notices, and tax bills. Any new 2024 Homestead Exemptions will show online in late-December. You can apply for Homestead Exemption and any other exemptions you may qualify for online at <https://web.bcpa.net/bcpaclient/#!/HomesteadExemption>

If you have any questions regarding your Homestead Exemption or other tax-saving exemptions, please contact our Customer Service Department at 954.357.6830.

Escrow Adjustments for 2023 Tax Bills

The Property Appraiser's Office does not handle anything related to the financing of property. If you make monthly escrow payments for your property taxes, your mortgage or escrow company typically does an escrow analysis after paying your annual tax bill. After this analysis, your mortgage company will contact you directly if there is any change to your monthly payment. Should you have any questions about this, you should contact your mortgage company for assistance.

Quarterly Installment Payments

If you pay your property taxes through Broward County's quarterly installment plan, any newly approved 2023 exemptions will be applied to the 3rd and 4th installment payment amounts. Any adjustments for 2023 are made on the final two quarterly 2023 installment tax bills.

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



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