



2025 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 shows your property's 2025 Just/Market Value, exemptions, and proposed taxes as set by the taxing authorities listed on the notice. The TRIM Notice is your opportunity to review your 2025 Just/Market Value and ensure you are receiving all the tax-saving exemptions you are eligible for.

Florida Statutes require our office to use January 1 as the date of assessment each year. Our office must consider changes in market conditions – up or down – when developing the Just/Market Values each year. The 2025 Just/Market Values are based on the market data from 2024 with January 1, 2025 as the date of assessment.

The Property Appraiser's Office does not set or collect property taxes. If you have questions about the proposed tax rates listed on your TRIM Notice, you must contact the taxing authorities or attend their public hearings. The contact information and public hearing dates for the individual taxing authorities are listed to the right of each agency's name on the TRIM Notice.

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

Florida Statutes require our office use January 1 to determine exemption eligibility each year. If you purchased your home after January 1, 2025, you are eligible for 2026 Homestead Exemption. The 2026 exemptions will show [online](#) in December and be included for the 2026 tax year.

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

If you purchased your home in 2024, you may have "inherited" the previous owner's exemptions last year. These 2024 exemptions were removed at the end of 2024 and therefore are not reflected on your 2025 TRIM Notice. You can still late file for 2025 Homestead and any other exemptions you may qualify for until September 17, 2025. Click [here](#) to apply for Homestead Exemption or scan the QR code below.

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

The Senior Exemption is both an age and income-based exemption which must be applied for by the property owner because of the income requirement. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2025 and have a 2024 adjusted household gross income not exceeding \$37,694. If you believe you qualify for this additional exemption, you can still late file for this year until September 17, 2025. Click [here](#) to review the Senior Exemption requirements and to apply online for this exemption.

If my office can be of assistance to you, please feel free to contact me at martykiar@bcpa.net.

Take care,

A handwritten signature in black ink that reads "Marty Kiar".

Marty Kiar, JD, CFA
Broward County Property Appraiser



Scan for All
Tax-Saving
Exemptions



Scan to Apply for
Homestead
Exemption