



2026 Homestead Exemption

All qualified Florida residents are eligible to receive a Homestead Exemption on their homes, condominiums, co-op apartments, and certain mobile home lots. To qualify for Homestead Exemption, you must own and make the property your permanent residence on January 1 of the year for which you are applying for this valuable exemption. Pursuant to Florida law, all assessments and exemptions are based upon the status of the property on January 1. If you acquired the property as your permanent residence in 2025 and have not applied for Homestead Exemption, you can apply for 2026 exemptions at any time – there is no need to wait until 2026 to file your exemption application. You can easily apply online at <https://web.bcpa.net/bcpaclient/#/HomesteadExemption>

The timely deadline to file for all 2026 exemptions is March 2, 2026. You must make the property your permanent residence by January 1, 2026 to qualify; however, you have until March 2 to timely file your application with our office. The late filing deadline for all 2026 exemptions is September 18, 2026.

Once approved, your Homestead Exemption automatically renews each year provided there is no change in the ownership or use of the property. **If you have already applied and been approved for Homestead Exemption at your current property, you do not need to reapply for this exemption.** You will receive a Homestead Exemption renewal card next month to keep for your records.

While Homestead Exemption is the most common exemption, there are additional exemptions available to qualified applicants. Here is the link to all the additional exemptions for your review: <https://web.bcpa.net/bcpaclient/#/Homestead>

If you have any questions about Homestead Exemption or any other exemptions, please call 954.357.6830 or email me at martykiar@bcpa.net.

Take care,

Marty Kiar, JD, CFA

