



**MARTY KIAR**  
BROWARD COUNTY PROPERTY APPRAISER



## **Late Filing Exemption Deadline - September 18, 2026**

Your Homestead Exemption automatically renews each year provided there is no change in the ownership or use of the property. If you are already receiving Homestead Exemption on your current home, you do not need to reapply.

If you have not yet applied for your 2026 Homestead Exemption, Limited-Income Senior Exemption or any other exemption, you can still late file until September 18, 2026. To view all the exemptions available and to apply online, please visit our website at [web.bcpa.net](http://web.bcpa.net) and click on "Exemptions & Classifications".

While Homestead Exemption is the most common tax-saving exemption, there are additional exemptions available to qualified applicants.

**Limited-Income Senior Exemption:** The Limited-Income Senior Exemption is both an age and income-based exemption that must be applied for. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2026 and have a combined household adjusted gross income for 2025 not exceeding \$38,686.

**Disability Exemption:** This exemption is available to every blind person or totally and permanently disabled person who is a bona fide resident of Florida.

**Veteran & Military Exemption:** Veterans with a service-connected disability and the unremarried surviving spouse of a veteran with a service-connected disability are entitled to an additional tax-saving exemption. Active duty servicemembers who are receiving the Homestead Exemption may qualify for an additional exemption if deployed outside the United States serving in support of designated military operations.

**Surviving Spouse of Military Veteran or First Responder:** An unremarried surviving spouse of a military veteran or first responder who died in the line of duty may be eligible for an exemption of the full assessed value of a Homesteaded property.

**The absolute deadline to apply for any 2026 exemption is September 18, 2026.**

Once the September statutory "late filing" deadline has closed, we cannot accept any more 2026 exemption applications regardless of any good cause reason for missing the late filing deadline.

If my office can ever be of assistance to you, please do not hesitate to contact me at [martykiar@bcpa.net](mailto:martykiar@bcpa.net).

Take care,

Marty Kiar, JD, CFA