



## Important News for New Homeowners

When buying/acquiring real estate, do not assume the property taxes will remain the same as the current owner's taxes. Under Florida law, a change in ownership requires the property to be reassessed at current full market value the year following the change of ownership OR if a Homestead Exemption is added/removed from the property. This reassessment could result in higher property taxes for the new owner than what the seller was paying. Please use our Tax Estimator available online to approximate your new property taxes based on the reassessed value.

If you are moving to a new home and have held a Homestead Exemption anywhere within Florida during the past three tax years, you may be eligible to transfer your Save Our Homes (SOH) benefit to your new home to help lower the property's assessed value and subsequent taxes. The Portability Estimator available online helps you approximate what your new property taxes will be using any portability you may be transferring from another property.

To use our Tax Estimator and Portability Estimator, please visit [web.bcpa.net](http://web.bcpa.net) and click on "Online Tools".

The Property Appraiser **does not** set or collect taxes. Tax rates/fees are set by individual taxing authorities each year based on their budgetary needs. All property tax billing and collecting is handled by the Broward County Tax Collector's Office. Should you have any questions regarding payment of taxes, please visit their website at [browardtax.org](http://browardtax.org) or contact them directly at (954) 357-4829 or [revenue@browardtax.org](mailto:revenue@browardtax.org).

Homestead Exemption and Portability save eligible property owners thousands of dollars each year. For information on all tax-saving exemptions including Homestead Exemption and the Limited-Income Senior Exemption, please visit our website at [web.bcpa.net](http://web.bcpa.net) and click on "Exemptions & Classifications".

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

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

Take care,

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

Marty Kiar, ESQ, CFA  
Broward County Property Appraiser