



MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER



2026 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 2026 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 2026 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. The 2026 Just/Market Values are based on the market data from 2025 with January 1, 2026 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, the contact information and public hearing dates for the individual taxing authorities are listed to the right of each agency name on the TRIM Notice.

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

Florida Statutes require our office to use January 1 as the date of assessment and to determine exemption eligibility each year. If you purchased your home after January 1, 2026, you are eligible for 2027 Homestead Exemption. The 2027 exemptions will show online in December and be included for the 2027 tax year.

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

If you purchased your home in 2025, you may have "inherited" the previous owner's exemptions last year. These 2025 exemptions were removed at the end of 2025, so are no longer showing on your TRIM Notice for tax year 2026. Fortunately, you can still late file for 2026 Homestead and any other exemptions you may qualify for until September 18, 2026.

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

The Senior Exemption is both an age and income-based exemption that is not automatically applied to a property because of the income requirement. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2026 and have an adjusted household gross income for 2025 not exceeding \$38,686. If you believe you qualify for this additional exemption, you can still late file until September 18, 2026.

To review all the tax-saving exemptions available to qualified applicants and to apply for these online, please visit our [website](#).

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

If my office can be of assistance to you, please feel free to [contact me](#) directly.

Take care,

Marty Kiar, ESQ, CFA