2027 Homestead Exemptions

If you applied and were approved for the Homestead Exemption for tax year 2027, this exemption will show online in December. Once approved, Homestead Exemption automatically renews each year provided there is no change in the ownership or use of the property. You do not need to reapply for this exemption if the property remains your permanent residence.

Did You Acquire or Take Ownership of Your Property in 2026?

If you acquired your home in 2026, the TRIM (proposed tax) Notice you received in August reflected the previous owner's exemption status which will be removed at the end of this year. If this property is your permanent residence and you believe you qualify for a 2027 Homestead Exemption, you must complete an application in your name. To be eligible for 2027 Homestead Exemption, an applicant must both own and make the property their permanent residence as of January 1, 2027.

Please note: "permanent residency" does not require physical occupancy of the property. If you are building or intend to build a home to be used as your permanent residence, please call our Customer Service Department at 954.357.6830 to discuss Homestead Exemption eligibility requirements.

Homestead Exemption does not automatically transfer from one property to another. You can easily apply for Homestead Exemption and any other tax-saving exemptions online at https://web.bcpa.net under the "Exemptions & Classifications" tab. If you previously owned another Homesteaded property within the past three tax years, you will also be applying for portability. The portability application is part of the online Homestead Exemption application.

The timely deadline to apply for all 2027 exemptions is March 1, 2027. For additional information on Homestead and other exemption filing, please visit our website at https://web.bcpa.net/ or call 954.357.6830.

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

Take care,

Marty Kiar, ESQ, CFA
Broward County Property Appraiser