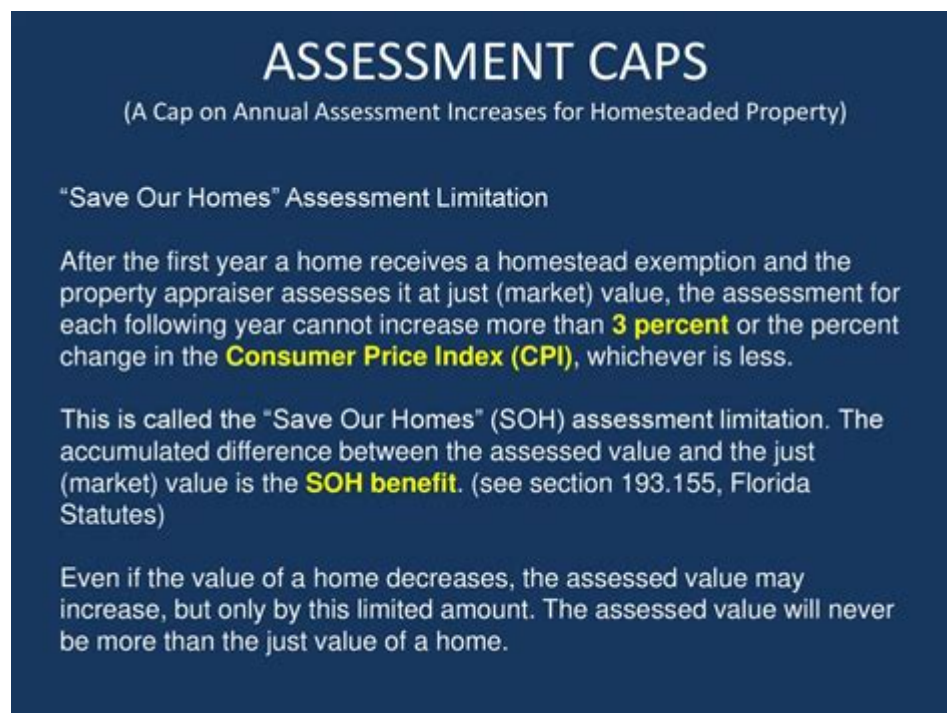


Limitation On The Assessment Of Real Property Florida



ASSESSMENT CAPS
(A Cap on Annual Assessment Increases for Homesteaded Property)

"Save Our Homes" Assessment Limitation

After the first year a home receives a homestead exemption and the property appraiser assesses it at just (market) value, the assessment for each following year cannot increase more than **3 percent** or the percent change in the **Consumer Price Index (CPI)**, whichever is less.

This is called the "Save Our Homes" (SOH) assessment limitation. The accumulated difference between the assessed value and the just (market) value is the **SOH benefit**. (see section 193.155, Florida Statutes)

Even if the value of a home decreases, the assessed value may increase, but only by this limited amount. The assessed value will never be more than the just value of a home.

Limitations on the Assessment of Real Property in Florida: A Comprehensive Guide

Are you a Florida homeowner concerned about your property taxes? Understanding the limitations on the assessment of real property in Florida is crucial for protecting your financial interests. This comprehensive guide will delve into the intricacies of Florida's property tax system, explaining the rules and regulations that govern how your property is valued and, consequently, how much you pay in taxes. We'll explore the various exemptions, limitations, and appeals processes available to Florida residents, empowering you to navigate this often-complex system with confidence.

Understanding Florida's Property Tax System: The Basics

Florida's property tax system is based on the just value of your property, meaning the price a willing buyer would pay a willing seller in a normal market transaction. The county property appraiser's office is responsible for determining this just value, and this valuation forms the basis for your annual property taxes. However, several limitations are in place to prevent excessive tax burdens on homeowners.

Save Ad Valorem Tax With Homestead Exemption

The most significant limitation on property assessment in Florida is the Homestead Exemption. This exemption provides significant tax relief to Florida homeowners who use their property as their primary residence. The exemption reduces the taxable value of your home, resulting in lower property taxes. The amount of the exemption varies depending on several factors and has income limitations. It's crucial to apply for this exemption annually to maintain its benefits.

Save Ad Valorem Tax With Disability Exemptions

Florida also offers disability exemptions that can reduce the taxable assessed value of your property. These exemptions are available to homeowners with certain disabilities, providing additional tax relief beyond the homestead exemption. Specific eligibility criteria apply, so understanding these requirements is vital.

Portability of Homestead Exemption

A unique feature of Florida's system is the portability of the homestead exemption. If you sell your homestead property and purchase a new one in Florida, you can transfer a portion of your saved assessed value from your old home to your new one. This reduces the assessed value of your new property, thus mitigating a potential tax increase. This portability can be beneficial to those moving within the state.

Save Ad Valorem Tax With Other Exemptions

Beyond the homestead and disability exemptions, Florida offers several other exemptions, including those for veterans, widows, and the elderly. These exemptions provide additional tax relief for specific groups, further limiting the taxable assessed value of their properties. Eligibility varies, so it's crucial to research the specific requirements for each exemption.

Understanding the Save Our Homes Amendment (SOH)

The Save Our Homes Amendment (SOH) is a crucial part of Florida's property tax system. This amendment limits the annual increase in the assessed value of homesteaded property to 3% or the rate of inflation, whichever is less. This cap protects homeowners from drastic increases in property taxes due to rapid market appreciation. It's a significant safeguard preventing property tax shocks.

Challenging Your Property Assessment: The Appeal Process

If you believe your property's assessed value is inaccurate or unfairly high, you have the right to appeal the assessment. Florida provides a structured appeals process that allows homeowners to challenge the valuation determined by the county property appraiser. This process typically involves submitting evidence supporting your claim of an incorrect assessment. Understanding this process and gathering strong evidence are key to a successful appeal.

The Role of the Property Appraiser's Office

The county property appraiser's office plays a vital role in determining the just value of properties and applying the relevant exemptions and limitations. Understanding their procedures and responsibilities is critical for navigating the system effectively. Their website often contains valuable resources and information about property valuations and appeals.

Seeking Professional Assistance

Navigating Florida's property tax system can be complex. If you're facing difficulties understanding your assessment or the appeals process, considering seeking assistance from a qualified tax professional or real estate attorney is highly recommended. They can provide expert guidance and representation to protect your rights and ensure you're paying the correct amount of property taxes.

Conclusion:

Understanding the limitations on the assessment of real property in Florida is paramount for responsible homeowners. By familiarizing yourself with the homestead exemption, Save Our Homes Amendment, various other exemptions, and the appeals process, you can effectively manage your property taxes and protect your financial well-being. Remember to actively engage with the system, seek professional help when needed, and stay informed about changes to the laws and regulations that govern property assessments in the state.

Frequently Asked Questions (FAQs):

1. What happens if I miss the deadline to apply for the homestead exemption? You may lose the exemption for that tax year, and you'll need to wait until the next application period.
2. Can I appeal my property assessment more than once? Generally, you have a single opportunity for a formal appeal, but the specific procedures are outlined in the county's appraisal process.
3. How do I determine the market value of my property for comparison during an appeal? You can use online resources, recent sales of comparable properties in your area, and potentially a

professional appraisal.

4. What kind of evidence is necessary to successfully appeal a property assessment? Evidence like comparable property sales, photos showing property conditions, and professional appraisals are commonly used.

5. Is there a cost associated with appealing a property assessment? While there may not be a direct filing fee, you may incur costs associated with obtaining professional appraisals or other supporting documentation for your case.

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FEMA produced this series of 37 fact sheets to provide technical guidance and recommendations concerning the construction of coastal residential buildings. The fact sheets present information aimed at improving the performance of buildings subject to flood and wind forces in coastal environments. Photographs and drawings illustrate National Flood Insurance Program (NFIP) regulatory requirements, the proper siting of coastal buildings, and recommended design and construction practices for building components, including structural connections, the building envelope, and utilities. Many of the fact sheets also include lists of FEMA and other resources that provide more information about the topics discussed. Where appropriate, resources are accompanied by active web links. A list of the individual fact sheets that are contained in FEMA P-499, follows.

Category 1 General

Fact Sheet No. 1.1, Coastal Building Successes and Failures
 Fact Sheet No. 1.2, Summary of Coastal Construction Requirements and Recommendations
 Fact Sheet No. 1.3, Using a Flood Insurance Rate Map (FIRM)
 Fact Sheet No. 1.4, Lowest Floor Elevation
 Fact Sheet No. 1.5, V-Zone Design and Construction Certification
 Fact Sheet No. 1.6, Designing for Flood Levels Above the BFE
 Fact Sheet No. 1.7, Coastal Building Materials
 Fact Sheet No. 1.8, Non-Traditional Building Materials and Systems
 Fact Sheet No. 1.9, Moisture Barrier Systems

Category 2 Planning

Fact Sheet No. 2.1, How Do Siting and Design Decisions Affect the Owner's Costs?
 Fact Sheet No. 2.2, Selecting a Lot and Siting the Building

Category 3 Foundations

Fact Sheet No. 3.1, Foundations in Coastal Areas
 Fact Sheet No. 3.2, Pile Installation
 Fact Sheet No. 3.3, Wood-Pile-to-Beam Connections
 Fact Sheet No. 3.4, Reinforced Masonry Pier Construction
 Fact Sheet No. 3.5, Foundation Walls

Category 4 Load Paths

Fact Sheet No. 4.1, Load Paths
 Fact Sheet No. 4.2, Masonry Details
 Fact Sheet No. 4.3, Use of Connectors and Brackets

Category 5 Wall Systems

Fact Sheet No. 5.1, Housewrap
 Fact Sheet No. 5.2, Roof-to-Wall and Deck-to-Wall Flashing
 Fact Sheet No. 5.3, Siding Installation in High-Wind Regions
 Fact Sheet No. 5.4, Attachment of Brick Veneer in High-Wind Regions

Category 6 Openings

Fact Sheet No. 6.1, Window and Door Installation
 Fact Sheet No. 6.2, Protection of Openings Shutters and Glazing

Category 7 - Roofing

Fact Sheet No. 7.1, Roof Sheathing Installation
 Fact Sheet No. 7.2, Roof Underlayment for Asphalt Shingle Roofs
 Fact Sheet No. 7.3, Asphalt Shingle Roofing for High-Wind Regions
 Fact Sheet No. 7.4, Tile Roofing for High-Wind Areas
 Fact Sheet No. 7.5, Minimizing Water Intrusion through Roof Vents in High-Wind Regions
 Fact Sheet No. 7.6, Metal Roof Systems in High-Wind Regions

Category 8 Attachments

Fact Sheet No. 8.1, Enclosures and Breakaway Walls
 Fact Sheet No. 8.2, Decks, Pools, and Accessory Structures
 Fact Sheet No. 8.3, Protecting Utilities

Category 9 Repairs

Fact Sheet No. 9.1, Repairs, Remodeling, Additions, and Retrofitting Flood
 Fact Sheet No. 9.2, Repairs, Remodeling, Additions, and Retrofitting Wind

Category G Guide

Fact Sheet No. G.1, Technical Fact Sheet Guide
 Fact Sheet No. G.2, References and Resources

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