

Dear Taxpayer,

This brochure provides a brief explanation of the Homestead Exemptions, Save Our Homes (SOH) cap, and the portability of the SOH cap that is available to Florida residents. Our office accepts Homestead Exemption applications throughout the year in person or online, so that you might avoid long lines.



I encourage you to take advantage of the online homestead exemption application, as well as the pre-filing option. Applications and online filing are available on our website at www.manateepao.gov.

As your Property Appraiser, I am charged with the responsibility of assessing all property fairly and equitably in accordance with Florida Laws. The Property Appraiser's office does not set tax rates or the amount of taxes you pay. Tax rates are set by the various taxing authorities such as the cities, county, school board, and other taxing districts.

If you have any additional questions or need further assistance, please contact our office.

Sincerely,
Charles E. Hackney

Charles E. Hackney
Property Appraiser

Manatee County Resident Filing Information

In Person:

915 4th Ave W
Downtown Bradenton
Monday – Friday
8:30 AM – 5:00 PM

By Mail:

Exemptions Department
PO Box 1338
Bradenton, FL 34206-1338

Online Information:

www.manateepao.gov
Select "File for
Homestead Online"



Manatee County Property Appraiser 915 4th Ave. W., Bradenton, FL 34205

Report Homestead Exemption Fraud

If you have information about a person claiming a homestead exemption on a property that is rented or not the permanent residence of the owner, tell us about it. Information may be submitted to our office anonymously.

Important Dates

- January 1** Date of assessment
- March 1** Deadline to file for an exemption or agricultural classification for which you may qualify
- August** TRIM notices mailed
- November** Tax bills mailed by the Tax Collector

Property Tax Savings for Homestead Property



Charles E. Hackney
Manatee County Property Appraiser

915 4th Ave W
Bradenton, FL 34205
Phone: 941.748.8208
Fax: 941.742.5664

Email: exemptions@manateepao.gov
www.manateepao.gov

What is homestead exemption?

Homestead exemption is a constitutional privilege that reduces the assessed value of residential property up to \$25,000 for qualified permanent residents.

What is the additional homestead exemption?

Amendment 1 passed in January 2008 providing for an additional homestead exemption of up to \$25,000 to home owners whose homes have an assessed value of more than \$50,000. This additional exemption does not apply to the school board millage.

When may a homeowner apply for homestead exemption?

The legal owner is urged to file as soon as they occupy the residence and they have proof of Florida residency. The homeowner must occupy the property as their primary residence and establish permanent Florida residency on or before January 1, and apply online or in person at the Property Appraiser's office no later than the March 1 deadline of the year the exemption is to begin. Our office preference is that the owner file the application online. However, the homestead packet may be printed from our website at www.manateepao.gov or mailed to the property owner upon request.

What information is needed to file for the property owner's homestead exemption?

- a) A deed or tax bill in the applicant's name.
- b) All of the following information is to establish proof of residency on or before January 1 for all owners who occupy the property. The information should be presented in person or filed online with our office no later than the March 1 deadline:
 - 1) Social security numbers.
 - 2) Florida driver's licenses or Florida identification cards for non-drivers.
 - 3) Florida vehicle registration(s) on all vehicles operated in Florida.
 - 4) Manatee County voter registration cards for all applicants.
 - 5) Resident Alien Card if not a US Citizen.
 - 6) Copy of the entire trust agreement if property is held in a trust.

If the applicant does not possess all these items, contact our office for

further information. Note: Our office may request additional information to verify an applicant's eligibility.

Can a home be rented and still benefit from homestead exemption?

Rental of a primary residence on January 1 constitutes abandonment of homestead exemption. Please contact our office for additional information and statutory requirements regarding rental of homestead property.

Is a mobile home eligible for homestead exemption?

Yes, if the mobile home and land on which it is permanently affixed are both owned by the applicant.

When applying, it is necessary to provide the title or registration to the mobile home in addition to the residency documentation.

Does a homeowner have to be a United States citizen to qualify?

Citizenship is not required to file for homestead exemption. An applicant who is not a U.S. citizen must provide a copy of their permanent resident alien card.

If the homeowner's spouse is deceased, are they eligible for a widow's or widower's exemption?

Yes. If the homeowner is a qualified Florida resident, they may apply for the widow's or widower's exemption.

When a new residence is purchased, is the homestead exemption transferred to the new home?

No. Exemptions are not transferred. For a homeowner to receive the exemption on their new home, they must qualify and apply either online or in person at the Property Appraiser's office by the March 1 deadline.

If a home is purchased which has a homestead exemption, will that exemption continue?

The new owner will receive the benefit of the previous owner's exemption only for that year. The new homeowner must apply online or in person by March 1 of the next year to continue the exemption.

What if the property is in a trust?

It is necessary for the applicant to furnish this office with a copy of the entire trust

agreement. Florida law specifies those situations under which the resident may obtain homestead exemption. The Florida Constitution requires that the homestead claimant have legal title or beneficial title in equity to the property.

Are there other tax exemptions?

Yes. Qualified Florida residents may also apply for medical, disabled veterans, total and permanent disability, quadriplegic, blind, wheelchair confined, disabled first responders, widow's or widower's and low income senior exemptions. Instructions, information and forms may be obtained from our website at www.manateepao.gov or by calling 941.748.8208.

What is the Save Our Homes (SOH)?

"Save Our Homes" is a Constitutional Amendment that was approved by Florida voters in 1992. SOH limits, or caps, the annual increase in assessed value of property that has a homestead exemption. The increase cannot exceed the lesser of 3% or the Consumer Price Index (CPI) for the previous year. The assessed value cannot be greater than the market value.

When does the Save Our Homes cap take effect?

The base year is the year in which the property owner qualifies and receives their homestead exemption. Future increases in assessed value are then capped at the lesser of 3% or the CPI.

When purchasing a new home that is benefiting from the SOH cap, it can be expected that property taxes will increase the next year because the assessed value is required to equal the current market value.

What is "Portability" of the Save Our Homes cap?

Portability is the transfer of the SOH cap savings from an existing Florida homestead to a new Florida homestead property. Portability will be calculated in the following way: If the just value of your new homestead property is more than the just value of your old homestead, you will be able to transfer the SOH cap savings up to the \$500,000 limit. If the just value of the new homestead is less than the value of your old homestead, you will be able to transfer a percentage of your cap savings to the new homestead up to the \$500,000 limit. Once you have sold or

abandoned your homestead property, the law allows for the transfer of your benefit for up to three (3) consecutive years from your last year of homestead.

Are there any reasons that would cause the cap to be removed?

Yes. If the home is sold or if the homeowner no longer qualifies for homestead exemption on the property (e.g. the house is rented), the exemption and capped value will remain effective through December 31. As of January 1 of the following year, both the exemption and the cap will be removed and the assessed value restored to the full market value. If the new owner is eligible for a homestead exemption, the capping process begins at the current market value as soon as the new owner qualifies for the homestead exemption.

NOTE: Please remember, the homestead exemption is granted only if the homeowner qualifies. However, if the homeowner moves, the exemption will remain on the property through the end of the year before being removed. If another home is purchased that has an existing homestead exemption, the exemption will remain in effect until December 31. To maintain a homestead exemption on newly acquired property, the new owner must apply by March 1 of the year following the purchase of the home. This will start the SOH cap process for the new owner.

What about partial exemptions and the cap?

The cap only applies to the portion of the property receiving homestead exemption. For example, if a property owner lives in a duplex where one side is rented, only half the value will receive the cap. Property ownership may affect the amount of the cap on the property. Since there are many circumstances where a partial exemption may apply, we urge the property owner to contact the Property Appraiser's office for clarification should the property fall into this category.

What about additions or remodels?

The value of additions, remodels, etc. will be added to the assessed value at the current market value. These may be included in the cap the following year.