



Dana Blickley, CFA
PROPERTY APPRAISER

Brevard County

“Save Our Homes”



What is the Law?

Section 193.155(1), Florida Statutes: The current year's assessed value at the time you qualify the property for homestead exemption will be the base value for the implementation of this protection.

What is the Difference between Market, Assessed, and Taxable Values?

The market value is the most probable selling price, based on the actual sales of similar properties. The assessed value may be lower than the market value if the property is protected by “Save Our Homes” (S.O.H.) constitutional provision and/or Amendment X. The taxable value is the assessed value less any applicable exemptions.

Does “Save Our Homes” Apply to Homestead Parcels with an Agricultural Classification?

Yes. The residence and curtilage (the land and structures on agriculturally classified property immediately surrounding the homestead residence) benefit from the S.O.H. cap.

Does “Save Our Homes” Apply to Homestead Parcels with Multiple Buildings?

Yes, but only to that portion that is owner occupied.

What about Any Improvements or Additions to the Property?

The full market value of improvements or additions (other than normal maintenance) to the homestead property will be added to the “capped” assessed value.

How is the Property with a Partial Homestead Exemption Affected?

When property is titled as tenants in common and not all owners reside on the property as their permanent residence, then only a partial homestead exemption is granted to those residing in the home. In that case, partial S.O.H. cap can be granted.

How Does “Save Our Homes” Affect My Property’s Assessment?

The first year an owner receives homestead exemption the market value and the assessed value will be equal. In subsequent years, while the market value may increase by any percentage, the assessed value will be capped and cannot increase more than 3% over the prior year’s assessed value. It is important to know that 3% is the maximum percentage increase, unless there have been improvements or additions made to the homestead property.

What Can I Expect as a New Owner of a Previously Homesteaded Property?

According to law, the S.O.H. cap will be removed and the assessed value will be increased to equal the market value on January 1st of the year following the sale or conveyance of homestead property. In other words, the S.O.H. cap expires with a change in ownership. The new owner(s) must apply for and receive a homestead exemption to establish a base year value for the S.O.H. cap to be applied during their term of ownership.

What if the Owner who Qualified the Property for Homestead Exemption No Longer Qualifies, but Still Owns the Home?

If the owner no longer qualifies for homestead exemption, then the homestead exemption and S.O.H. cap will be removed in the following year. Thus, making the assessed value equal to the market value.

Office of the Property Appraiser Locations

Brevard County Government Complex - North
400 South Street, 5th Floor
Titusville, Florida 32780
(321) 264-6700

Brevard County Government Center
2725 Judge Fran Jamieson Way
Building C, 1st Floor
Viera, Florida 32940
(321) 690-6880

Brevard County South Service Complex
1515 Sarno Road
Melbourne, Florida 32935
(321) 255-4440

Brevard County Service Complex
450 Cogan Drive SE
Palm Bay, Florida 32909
(321) 952-4574

