

### ***Do I have to be a citizen to qualify?***

Citizenship is not required to file for homestead exemption. An applicant who is not a U.S. citizen must present a permanent resident alien card (green card) when applying.

### ***What if the property is in trust?***

When property is held in a trust, Florida law specifies those situations under which the resident may obtain homestead exemption. It will be necessary for the applicant to furnish this office with a copy of the trust agreement or a recorded Memorandum of Trust that states the trust provides the applicant a present possessory right in real property owned by the trust.

### ***Can I get homestead exemption on a manufactured home?***

Yes, you may if you own the land where the manufactured home is located. When applying, you must bring the manufactured home title or registration to the manufactured home.

### ***What other exemptions are available under law?***

State law entitles you to apply for an additional exemption as a widow/widower. Certain specified medical disabilities may also qualify for an additional exemption.

Also, residents 65 and over whose adjusted household income is in compliance with Florida Law (Section 196.75) may apply for an additional senior's exemption. Unlike the homestead exemption, this exemption applies only to the property taxes levied by the taxing authorities which have authorized this exemption. The filing deadline for applications is March 1. See the orange brochure titled: "Additional Exemption for Limited-Income Senior Citizens"

Finally, Florida law provides property tax exemptions for disabled veterans and deployed, active duty members of any branch of the United States military and reserves. See the green brochure titled: "Property Tax Exemptions for Veterans"

### ***Is there an appeal process if I miss the filing deadline?***

Yes. You must file an appeal with the Value Adjustment Board and an application for homestead exemption with this office. The deadline for filing is set by law – on or before the 25th day following the mailing of the notice of proposed property taxes (T.R.I.M. notice). This date is usually around the latter part of August. You may call our office to confirm the deadline date.

Approval or denial of the filed application is determined by the Value Adjustment Board. You must present your reasons for not filing in a timely manner and the Board will ultimately make a determination whether or not your application can be approved for that year. The Board has established the following criteria for determining if an applicant had extenuating circumstances which prevented a timely filing.

### ***Extenuating Circumstances***

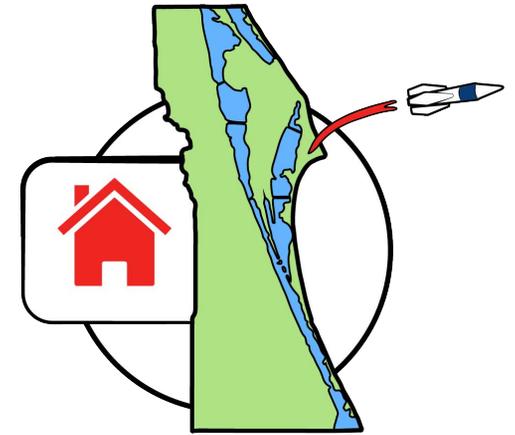
Forgetting to file or lack of knowledge that filing is required or inconvenience in filing prior to the deadline does not constitute "extenuating circumstances." Examples of events which may be sufficient to justify late filing for homestead exemption based upon extenuating circumstances could be:

Personal, family or business crisis or emergency at a critical time or for an extended period of time that would cause a reasonable person's attention to be diverted from filing; or

Physical or mental illness, infirmity or disability that would reasonably affect the taxpayer's ability to timely file; or

Any other cause that would present a reasonably prudent taxpayer from timely filing, including the intervention of some unforeseen and/or compelling event which would divert the taxpayer's attention from timely filing.

## ***You May Be Qualified to Save on Your Property Taxes HOW TO FILE FOR HOMESTEAD EXEMPTION***



The Brevard County Property Appraiser's Office strives to be the best in the State of Florida at producing an accurate, equitable, and uniform assessment roll. We are committed to excellence in property valuation, providing quality and professional customer service, and performing these duties at the lowest cost to taxpayers. Above all, we welcome every opportunity to serve the People of Brevard County.

**Dana Blickley, CFA**  
Brevard County Property Appraiser

***www.BCPAO.us***

Dear Homeowner:

If you own property, which you use as your permanent residence, you may file for homestead exemption. If granted, this exemption could reduce the taxable value of your homestead by up to \$50,000.

As a result, you would enjoy a substantial savings on the taxes levied against your property by the various taxing authorities.

Applications for all exemptions must be made by March 1st of the year you wish to receive the tax savings.

Our office accepts prefiled applications beginning March 2nd for the next year.

Once obtained, as long as you maintain a full-time permanent residency on the property and there are no changes to your ownership status, your homestead exemption will be renewed automatically each year.

Sincerely,



Dana Blickley, CFA  
Brevard County Property Appraiser

### ***What do I need to do to apply for a homestead exemption?***

All persons seeking homestead exemption must complete an original application (Form DR-501). The application can be obtained at any of the Brevard County branch offices, or you can download the application and instructions for filing from our website: [www.bcpao.us](http://www.bcpao.us)

### ***When should I apply?***

The deadline to apply for any exemption is March 1st of the year you wish to receive the exemption. You may pre-file for the following year starting on March 2nd to receive the exemption for the next year.

Failure to apply on or before March 1, according to Florida law, is a waiver of the exemption privilege for that year.

## **APPLY ONLINE AT BCPAO.US**

**Filing for an exemption online is fast, easy, and convenient! Applications for all exemptions must be completed by March 1st of the year you wish to receive the tax benefit. Apply online at BCPAO.US/HOMESTEAD**

### ***Where can I apply in person?***

You can apply for your Homestead Exemption weekdays from 8:00 am to 5:00 pm at any of the following Property Appraiser's Offices.

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

### ***Which documents will I need to provide to make an application for a homestead exemption?***

- Florida driver's license, if you drive; if you do not drive, a Florida Identification Card.
- Florida Auto Registration, for a vehicle owned or leased by you, or registered to your business
- Brevard County Voter Registration Card, if you are registered to vote
- Social Security Card or some other government document with your number. (Social Security Number is required for the spouse of each applicant even if said spouse has no ownership interest)
- If not a U.S. citizen, a Resident Alien Card ("Green Card") If property is in trust, a copy of the trust agreement or recorded Memorandum of Trust
- If the taxpayer owns property in any other State or Country, a letter from the appropriate governmental department verifying that the taxpayer does not receive benefits there that are based on permanent residency
- If dwelling is a manufactured home, a copy of registration or title to the manufactured home.

***If you do not possess some of these items, please call our office.***