

What can I expect as a new owner of a previously homesteaded property?

According to law, the SOH 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 SOH cap, just like the exemption, expires with a change in ownership. The new owner(s) must apply for and receive a homestead exemption in order to establish a base year value for the SOH cap to be applied during their term of ownership.

As a new owner of a previously homesteaded property you can estimate the assessed value by knowing the most recently certified market value and understanding that the assessed value will be increased, at a minimum, to the amount of that market value. For example, at the time of sale the market value is \$250,000 and the capped assessed value is \$175,000; on January 1st following the sale, the property's assessed value will go up to at least \$250,000 though it could increase more depending on the market conditions. You can obtain the most recently certified market value from a copy of the prior owner's notice of proposed taxes or tax bill by contacting the Property Appraiser's office or visiting our website at www.BCPAO.us. Select "property research" to find the subject property and note the value and tax without the SOH cap, which would be an approximation of the tax obligation for a new owner.

What if the owner that qualified the property for homestead exemption no longer qualifies, but still owns the home?

If the person who qualified the property to receive homestead exemption no longer qualifies, then in the year following the disqualification, the homestead exemption and the SOH cap will be removed, making the assessed value equal to the market value.

To inquire about assessment issues and the impact of this law, contact the Property Appraiser's Office at these locations:

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

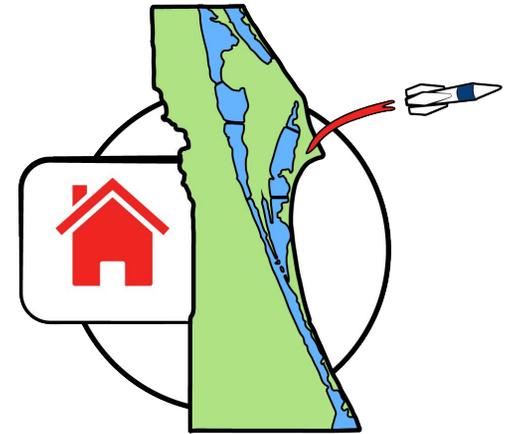
Brevard County Government Center
2725 Judge Fran Jamieson Way
Building C, 1st Floor
Viera, Florida 32940
(321) 690-6880

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

***How Does
"Save Our Homes"
Benefit Homestead
Property?***

***AN EXPLANATION OF
"SAVE OUR HOMES"***



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,

As your Property Appraiser, I am charged with the responsibility of valuing all property in Brevard County pursuant to Florida law.

This office does not set tax rates or determine the amount of taxes you pay. That is the responsibility of the various taxing authorities – such as cities, the county commission, the local school board and others.

Effective January 1, 1995, the annual increase in assessed value for residential property with a homestead exemption is limited by constitutional amendment and Florida statutes.

This brochure attempts to explain this amendment and how it protects you.

Sincerely,



Dana Blickley, CFA

Brevard County Property Appraiser

What is the law?

Section 193.155(1), Florida Statutes, was enacted to implement an amendment to the State Constitution to limit annual increases in assessed value on real property qualifying for and receiving the homestead exemption. By qualifying for the homestead exemption, you automatically receive the “Save Our Homes” benefit. 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, less the typical costs of sale.

The assessed value may be less than the market value if the property is protected by the “Save Our Homes” constitutional provision.

The taxable value is the assessed value less any applicable exemptions.

Which property is affected?

Only homestead property and, if requested by the owner, lots that are contiguous to the homestead property that are titled the same as the residence qualifies for the “Save Our Homes” (SOH) assessment limitation (SOH cap).

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 SOH cap.

Does “Save Our Homes” apply to homestead parcels with multi-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 all owners do not reside on the property as their permanent residence, then only a partial homestead exemption is granted to those residing in the home, and, therefore, only a partial SOH cap can be granted. For example, if Mary Smith and John Jones own a home as tenants in common, and only Mary resides on the property as her permanent residence, then only Mary will qualify for homestead

exemption. Mary will receive an exemption of up to 50% (her ownership interest) of the assessed value, not to exceed \$25,000, and the SOH cap will apply to only 50% of the assessed value.

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. The percentage increase could be less than 3% if the annual percentage change in the Consumer Price Index (CPI) is less than 3%.

In September 1995, the Governor and Cabinet approved a rule directing property appraisers to raise the assessed value of all qualifying homestead property by the allowable percentage change (3% or less), even if there is no increase in the market value for that year. In other words, if a property’s market value does not change, but the assessed value continues to be less than the market value, the property appraiser is required by Rule 12D-8.0062 of the Florida Administrative Code to increase the assessed value by 3% or the percentage change in CPI, whichever is less. It is important to know that the assessed value can never exceed the market value.