

## Information needed to complete your Homestead Exemption application:

- Florida Voter Registration information
- Florida Driver's License or a Florida ID Card if you don't drive (available at the Tax Collector's Office)
- Florida Vehicle Registration information
- Social Security Number for both you and your spouse
- Permanent Resident Card information if you are not a US Citizen
- If title to your property is held in a trust, a Trust Certificate completed by an attorney

## The following changes may cause you to lose your Homestead Exemption:

- Change in ownership status (i.e. marriage, divorce, death, adding a new owner, placing title into a trust)
- You no longer reside on the property
- You are no longer a permanent resident of Florida
- Renting your home for more than 30 days
- Changing your mailing address
- Obtaining a driver's license in another State
- Obtaining an residency-based exemptions in another State (This applies to your spouse even if they don't own the property in Florida)



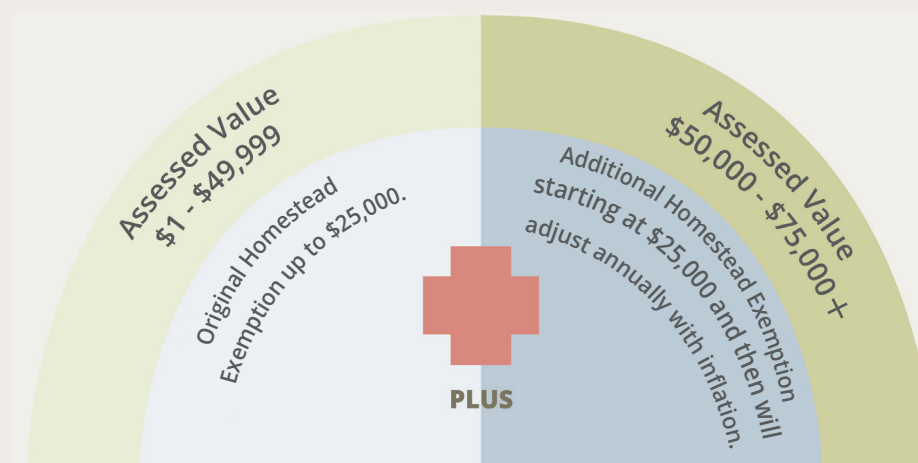
MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA



# HOMESTEAD EXEMPTION

As a property owner in Florida, homestead exemption is one way to reduce the amount of real estate taxes you pay on your residential property. In the State of Florida, if you own property and make the property your permanent residence as of the January 1st of the tax year, you may qualify for homestead exemption.

Homestead exemption is \$25,000 deducted from your assessed value before the taxes are calculated, plus an additional homestead exemption up to \$25,000 is deducted from your assessed value above \$50,000. This 2nd \$25,000 will then be adjusted annually with inflation. The deadline to file for homestead exemption is March 1st. A homestead exemption is not transferable to a new home. If you move, you must file a new application for your new residence.



## Attention New Homebuyers!

We see a concerning trend where the seller's property taxes are being used to estimate what the buyer's taxes will be. Due to Florida's complicated property valuation and tax laws, a transfer in property ownership may cause a significant change in ad valorem taxes for the new buyer. If the property is mortgaged, this can lead to an underfunded escrow balance in the first year of ownership. When this occurs, the lender will rebalance the escrow payment which can be a significant increase in the overall monthly mortgage payment. If you have a mortgage, we recommend that you review your lender's escrow estimate to ensure that it was not based on the previous owner's taxes.

If you purchased in 2024, you won't see your estimated taxes until the TRIM notice is mailed to you in August 2025. Estimate your taxes now to plan ahead for the financial impact.

We offer three (3) tools available under the "Tools & Resources" section of our website at [www.pa.martin.fl.us](http://www.pa.martin.fl.us).



New Homebuyer  
Timeline Handout



New Homebuyer  
Timeline Video



Property Tax  
Estimator

## Two (2) Ways to File!

1

### Visit us at one of our locations

#### STUART (Main Office)

3473 SE Willoughby Blvd, Suite 101, Stuart, FL  
Hours: 8am-5pm Monday-Friday

#### HOBE SOUND

11726 SE Federal Hwy., Publix Shopping Center  
Hours: 8am-5pm Monday & Tuesday

#### INDIANTOWN

Government Complex, 16550 Warfield Blvd.  
By appointment

2

### Apply online at [www.pa.martin.fl.us](http://www.pa.martin.fl.us)

#### QUICK LINKS



File online for Homestead Exemption



Scan QR code to start  
online application



Using your mobile device's camera,  
scan this QR Code to visit us on:



**"We VALUE Martin!"**

Website: [pa.martin.fl.us](http://pa.martin.fl.us) • Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • (772) 288-5608

# MANY TAX SAVING BENEFITS!

A Homestead Exemption is the gateway to many great benefits for homeowners!

#1

## EXAMPLE: REDUCTION ON YOUR ANNUAL PROPERTY TAXES

Property Taxes	WITH Homestead Exemption	WITHOUT Homestead Exemption
Assessed Value	\$400,000	\$400,000
Less Homestead Exemption	- \$50,000	- \$0
Taxable Value	\$350,000	\$400,000
Millage Rate*	\$17.00 <i><math>(\\$350,000 \div 1000) \times \\$17.00</math></i>	\$17.00 <i><math>(\\$400,000 \div 1000) \times \\$17.00</math></i>
Taxes Due	\$5,950	\$6,800

\*Per Thousand Dollars of Taxable Value

EXAMPLE: \$850 SAVINGS

#2

## ELIGIBILITY FOR OTHER PROPERTY EXEMPTIONS

Must have homestead exemption to qualify for most additional exemptions.

### INDIVIDUAL AND FAMILY EXEMPTIONS

- Limited Income Senior Exemption (Persons age 65 and Older)
- Widow / Widower
- Disability

### DISABLED VETERAN AND ACTIVE DUTY MILITARY EXEMPTIONS

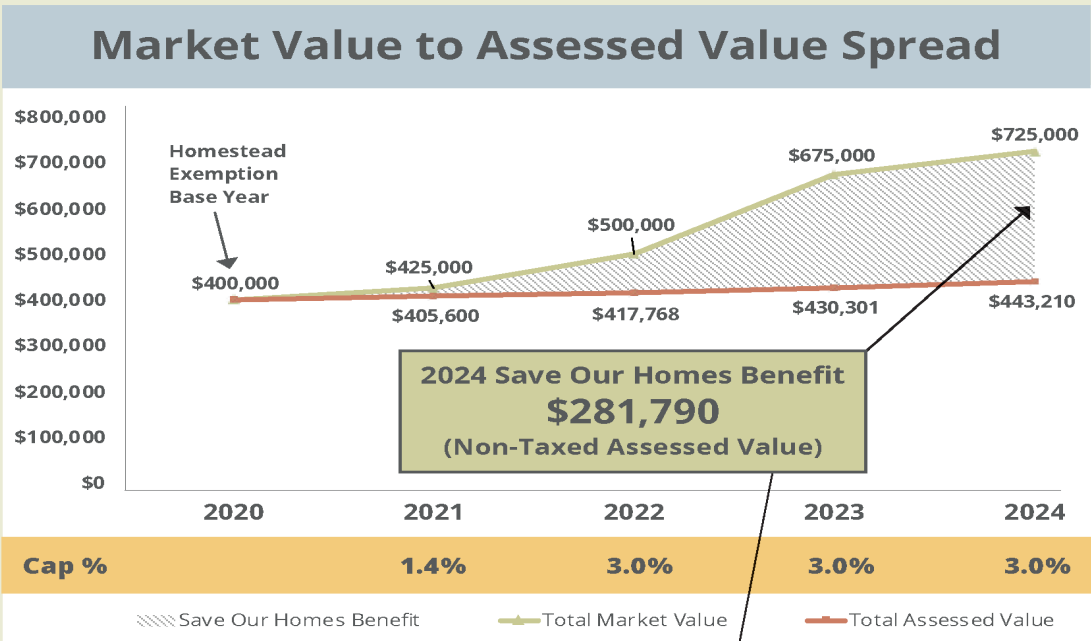
- Combat or Service-related Disability
- Deployed Military
- Surviving Spouse

### PLUS OTHER HOMESTEAD-BASED EXEMPTIONS

#3

## SAVE OUR HOMES (SOH) BENEFIT

In the State of Florida, once an owner files for the homestead exemption, in all subsequent years, the assessed value is limited from increasing more than three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower. For 2024, the CPI was 3.4%, therefore 3% is the assessed value cap. This limitation applies only to property value, not property taxes, and does not apply to new construction such as a new pool. This accumulated “non-taxed” assessed value is known as the Save Our Homes benefit.



#4

## “PORTING” the SOH BENEFIT (AKA: Portability)

The homestead exemption is not transferable, but you can “move” the accumulated SOH benefit to a new home, anywhere in Florida. You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit, which will come off the market value of your new home. This is known as “portability.” Please contact our office for your actual upsize or downsize portability estimate or you can use the Property Tax Estimator tool available on our website.

MARTIN COUNTY



Monthly Newsletter Sign-up



**LIVE CHAT:**  
[www.pa.martin.fl.us](http://www.pa.martin.fl.us)  
Monday - Friday 8am-5pm

Scan QR code to use *Property Tax Estimator*

