



Mike Wells

Pasco County Property Appraiser

WHAT IS THE ASSESSMENT REDUCTION FOR LIVING QUARTERS OF PARENTS OR GRANDPARENTS?

For qualifying homeowners under Florida Statute 193.703, the value of certain living quarters shall be excluded from the value of the property for purposes of ad-valorem taxation. The value excluded shall not exceed the lesser of: 1) the increase in assessed value resulting from construction or reconstruction of the property for its use as living quarters; or 2) twenty percent of the total assessed value of the property as improved.

WHO IS ELIGIBLE FOR THIS REDUCTION?

Living quarters of live-in parents or grandparents applies to construction or reconstruction that occurred after January 7, 2003, for the purpose of providing housing for a parent or grandparent. This reduction applies only to an existing homesteaded property. The construction or reconstruction must be completed prior to January 1 of the year for which the reduction in assessed value is sought.

The parent(s) or grandparent(s) must be at least 62 years of age and maintain his or her permanent residence on the property, to the exclusion of all other places.

WHAT KIND OF DOCUMENTS ARE NEEDED TO QUALIFY?

Original applications (PC-501 PGP) will be made available at all Property Appraiser office locations. You must complete an original application, in person, between January 1 through March 1st annually.

NOTE: Both the applicant/ co-applicant (original Homestead qualifiers) **and** the parent(s) / grandparent(s) will be required to be present at the time of the annual application process.

- Property Identification Number
- Florida Driver's license or Identification card of parent(s) / grandparent(s)
- Florida Vehicle registration
- Social Security number for parent(s) / grandparent (s)
- Pasco County Voter Registration card
- If not a U.S. citizen, a permanent visa and a declaration of domicile.
A declaration of domicile may be obtained through the Clerk of Circuit Court.

SUPPORTING DOCUMENTATION REQUIRED:

- Description of construction / reconstruction qualifying as living quarters.
- Completion date of construction / reconstruction and copy of final building permit.

Additional documentation, if necessary, for Proof of age for persons 62 and older one of the following can be supplied:

- Certified copy of birth certificate
- Passport
- Life Insurance policy in effect for more than two years
- Marriage Certificate
- Certified school records; or census record

In the absence of one of these forms of identification, the property appraiser may rely on such other information that establishes the age of the parent / grandparent.