

**Offices of the Pasco County
Property Appraiser**

DADE CITY

East Pasco Government Center
14236 6th Street, Suite 101
Dade City, FL 33523
(352) 521-4433 Main No.
(352) 521-4411 Fax No.
Hours: M – F / 8:30 – 5:00
Mailing Address:
PO Box 401
Dade City, FL 33526-0401

NEW PORT RICHEY

West Pasco Government Center
7530 Little Road, Room 130
New Port Richey, FL 34654-5598
(727) 847-8151 Main No.
(727) 847-8013 Fax No.
Hours: M – F / 8:30 – 5:00

GULF HARBORS

Gulf Harbors Tax Collector's Office
4720 U.S. Highway 19
New Port Richey, FL 34652
(727) 847-8151 Main No.
(727) 834-3885 Fax No.
Hours: M,W,F / 8:30 – 5:00

Extended Hours provided at this location:
T, TH / 7:30 – 6:00 SAT / 9:00 - 1:00

LAND O' LAKES

Central Pasco Professional Center
4111 Land O' Lakes Blvd., Suite 206
Land O' Lakes, FL 34639
(813) 929-1280 Main No.
(813) 929-1284 Fax No.
Hours: M – F / 8:30 – 5:00

Internet Address:

<http://appraiser.pascogov.com>

**UNDERSTANDING
HOMESTEAD AND OTHER TAX
EXEMPTIONS**



Explaining Tax-Saving Methods



Presented by

**Mike Wells
Pasco County
Property Appraiser
Pasco County, Florida**

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Pasco County Property Appraiser

Dear Property Owner:

This brochure contains frequently asked questions about exemptions, and I trust you will find it informative.

As your property appraiser, I am charged with the responsibility of reviewing all applications for exemption from ad valorem taxation.

If you have any additional questions or need further assistance, please do not hesitate to contact this office.

Sincerely,

Mike Wells
Pasco County Property Appraiser

THE HOMESTEAD EXEMPTION

WHAT IS HOMESTEAD?

Homestead exemption is a constitutional guarantee that reduces the assessed value of residential property up to \$25,000 for qualified permanent residents.

**WHO IS ELIGIBLE FOR THE
HOMESTEAD EXEMPTION?**

All Florida residents who have legal or beneficial title in equity to real property in the State of Florida, who resides on said real property, and in good faith makes the same his or her permanent residence to the exclusion of all other places on or before January 1st of the year application is made, shall be entitled to an exemption from all taxation, except non-ad valorem taxes, up to the assessed valuation of \$25,000. Commercial usage of property is not subject to the exemption.

HOW DO I QUALIFY?

In order to receive the benefit of the homestead exemption, widow's exemption, widower's exemption and all disability exemptions, an initial application for the specific exemption must be filed with the Property Appraiser's office. This requirement extends to all ownership changes, including title changes, and pertains to the exclusive property.

OUR OFFICE ACCEPTS APPLICATIONS ON A YEAR-ROUND BASIS AS FOLLOWS:

All applications must be in our office no later than the close of business on **March 1st** of the year in which the exemption is sought. A receipt will be supplied at time of application. Applications prior to January 1st will be for the succeeding year. All applications taken in January and February will be for the current year. **New exemptions will be reflected annually on our web site no later than April.**

WHAT KIND OF DOCUMENTS ARE NEEDED TO QUALIFY?

All the below listed information/documents are required at the time of application, if applicable. **NOTE: If married, the following is required for you and your spouse:**

- Recorded deed or tax bill for the real property to be homesteaded, which shows the applicant as the owner on or before January 1st of the year for which application is being made.
- Florida driver's license.
- Florida vehicle registration.
- Social security number for the applicant and his/her spouse.
- If not a U.S. citizen, a permanent visa and a declaration of domicile.
- If applicable, the mobile home registration or title, if your mobile home needs to be declared as real property.

ARE THERE ANY OTHER EXEMPTIONS IN ADDITION TO HOMESTEAD?

Yes, other exemptions are available for permanent Florida residents that can be applied to real property, personal property or non-homestead property owned by the eligible applicant.

\$500 WIDOW'S AND WIDOWER'S EXEMPTION

Any widow or widower who is a permanent Florida resident may claim this exemption. A death certificate must be presented at time of application. If the widow or widower remarries, he or she is no longer eligible. If the husband or wife was divorced before the death of the ex-spouse, the man or woman is not considered a widow or widower.

\$500 DISABILITY EXEMPTION

Every Florida resident who is totally and permanently disabled qualifies for this exemption. If filing for the first time, please present at least one of the following as proof of your disability:

- If totally and permanently disabled, a certificate from one licensed Florida physician or the United States Department of Veterans Affairs, or from the Social Security Administration to reflect the total and permanent disability.
For your convenience, Physician form (DR-416) is available on our web site <http://appraiser.pascogov.com> or by mail.

\$500 EXEMPTION FOR BLIND PERSONS

Every Florida resident who is blind qualifies for this exemption. If claiming an exemption based on blindness, one of the following is required:

- A certificate from one licensed Florida physician, or the United States Department of Veterans Affairs, certifying the applicant to be blind, or a certificate from Division of Blind Services.
For your convenience, Physician form (DR-416) is available on our web site <http://appraiser.pascogov.com> or by mail.

\$5,000 SERVICE-CONNECTED DISABILITY EXEMPTION

Any ex-service member who is a permanent resident of Florida and is disabled by at least 10% in war or by service-connected misfortune is entitled to a \$5,000 exemption. If filing for the first time, please provide the following as proof of your disability:

- A certificate from the United States Government, or a certificate from the United States Department of Veterans Affairs, or its predecessor.

TOTALLY AND PERMANENTLY DISABLED PERSONS

An exemption is available for those Florida residents who meet the requirements for homestead exemption and who are totally and permanently disabled, which exempts them from all ad valorem taxation of qualifying real property. Commercial usage of the property is not subject to this exemption.

- **For ex-military personnel**, a letter is required from the Veterans Administration or other military branch or from the U.S. Government stating that you are an honorably discharged veteran having a total and permanent service-connected disability. Under certain circumstances, this exemption can be extended to the surviving spouse provided that he/she does not remarry.
- **For quadriplegics**, a letter from the Veterans Administration or a certificate from two unrelated licensed Florida physicians must be presented.
For your convenience, Physician form (DR-416) is available on our web site <http://appraiser.pascogov.com> or by mail.

- **For paraplegics/hemiplegics and other totally and permanently disabled persons requiring the use of a wheelchair for mobility or who are legally blind.** A letter must be presented from the Veterans Administration or a certificate from two unrelated licensed Florida physicians and a statement of gross income for all persons residing on the homestead property. The gross income limitation is adjusted annually by the Consumer Price Index (C.P.I.). Please call our office for the current limitation amount.

IMPORTANT NOTE

You may claim only one residency-required exemption, regardless of the number of residences owned in any other county or state.

Section 196.031 (6), Florida Statutes, states: "A person who is receiving or claiming the benefit of an ad valorem tax exemption or a tax credit in another state where permanent residency is required as a basis for the granting of that ad valorem tax exemption or tax credit is not entitled to the homestead exemption provided by this section."

Section 196.131 (2), Florida Statutes, provides that any person who knowingly and willfully gives false information for the purpose of claiming homestead exemption is guilty of a misdemeanor of the first degree.