Veteran’s Disability Exemption - $5,000
In addition to Florida residency, you must provide proof of 10% or more war-time disability from Veteran’s Administration. This exemption can also pass on to the surviving spouse under certain conditions.

Disabled Veteran’s Property Tax Discount on Homestead Property
If you are age 65, honorably discharged from military service, with a permanent service-connected combat disability, you may qualify for this additional discount.

Total Exemption of Homestead Property from Ad Valorem Taxation
Section 196.101, F.S. provides that real estate qualifying for the homestead exemption on January 1, owned by quadriplegic, paraplegic, hemiplegic, or other totally and permanently disabled persons, who must use a wheelchair for mobility, or are legally blind and produce certification of that fact from two (2) professionally unrelated licensed Florida physicians or the U. S. Veteran’s Administration, shall be exempt from ad valorem taxation. Except for quadriplegics, there is also a gross income limitation for this exemption, covering all persons residing upon the homestead, which is adjusted annually.

Section 196.081, F.S., provides that real estate qualifying for the homestead exemption on January 1, owned by veterans honorably discharged with a permanent service connected disability, shall be exempt from ad valorem taxation. Confirmation of the disability from the U.S. Veteran’s Administration is required for this exemption. A surviving spouse could enjoy the benefit of this exemption if the veteran was a permanent resident of Florida on January 1 of the year he or she died.

Section 196.081 provides that real estate qualifying for the Homestead Exemption, owned by the surviving spouse of a Veteran who died from service-connected causes while on active duty, is exempt if the veteran was a permanent resident of Florida on January 1 of the year he or she died. This section also applies to the surviving spouses of a first responder who dies in the line of duty.

Save Our Homes Portability
Every Florida resident receiving homestead exemption in Florida who gives up that homestead and wishes to transfer a Save Our Home assessment difference from the previous homestead, must reestablish a homestead exemption within two (2) years of January 1 of the year in which the person left the prior homestead.

Loss of Homestead
Rental of an entire dwelling which has received a homestead exemption, for more than 30 days per calendar year for two (2) consecutive years, constitutes abandonment of the dwelling until once again occupied by the owner. Abandonment after January 1 of any year will not affect the homestead exemption for that year. However, if abandonment occurs for a second consecutive year, the homestead exemption will be lost.

Other Properties Entitled to Tax Exemption
Property owned by a “not for profit” entity and used exclusively or predominantly for charitable, religious, educational, governmental, literary or scientific purposes, as defined by Florida Law, may be wholly or partially exempt from ad valorem taxation.

Application for these exemptions must be filed with the Property Appraiser’s office between January 1 and March 1. No exemption may be granted until the applicant is found by the Property Appraiser, or Value Adjustment Board, to be non-profit as defined in Section 196.195, F.S.
Who Is Eligible for the Homestead Exemption?

Every person who holds legal or equitable title to real property, occupies it as his/her permanent residence, and is a legal resident of Florida as of January 1, of any year, can qualify for the exemption for that year.

What is a Homestead Exemption?

Florida’s constitution provides a $25,000 exemption, for qualified owners, which is deducted from a property’s assessed value. If you have homestead exemption and move, you must reapply on your new residence. In addition, there is no minimum physical presence required to qualify. You must own and occupy as of January 1. The filing deadline is March 1.

Homestead exemption applications can now be filed online at www.ccappraiser.com.

Additional $25,000 Homestead Exemption

All persons receiving the standard homestead exemption, automatically qualify for the additional homestead exemption. No application is necessary. However, the additional exemption applies only to taxable value greater than $50,000 for all tax levies except school district levies.

How Do I Qualify for Homestead, Widow’s, Widower’s, or Disability Exemption?

You must have legal or equitable title to the property and permanently reside thereon as of January 1. You should bring your deed, or instrument conveying title to the land, when filing for the exemption.

Section 196.031 (1), F.S., requires that the deed or instrument be recorded in Charlotte County’s official records before a homestead exemption may be granted. Section 196.011(1)(b), F.S., requires applicants and their spouses, if any, to provide their social security numbers.

You must be a legal, permanent resident of Florida and occupy the dwelling as of January 1 in order to qualify for a personal exemption.

Suggestions for proof of legal residence:
- Voter registration or, if not a United States Citizen or you do not wish to register to Vote, a Declaration of Domicile.
- Declaration of Domicile filed with the Clerk of the Circuit Court. (There is a nominal charge for recording.)
- Florida driver’s license (a “Valid in Florida Only” license is not acceptable).
- Florida vehicle registration for all vehicles.
- If property is owned by both husband and wife, Florida residency information should be provided for both.

Additional information Necessary to Qualify For Exemptions:
- If not a U.S. citizen, a resident alien “green” card.
- If property is held in trust, a copy of the trust agreement or an “Affidavit As To Terms of Trust” as it applies to the homestead property.
- If residence is a mobile home, the real property decal number and a copy of the mobile home’s registration or title.
- Social Security numbers for applicants. If married, you must also provide spouse’s social security number.
- Your most recent paid tax bill with parcel identification number or recorded deed, or recorded contract for deed.

Penalty

Any person who knowingly and willfully gives false information for the purpose of claiming homestead exemption is guilty of a misdemeanor punishable by up to one (1) year in prison and/or a $5,000 fine. 196.131, F.S.

Additional Exemption, Up to $50,000, for Limited-Income Seniors

Charlotte County residents, 65 years or older, that qualify for homestead exemption, whose annual income does not exceed the annual mandated income limit adjusted annually, may apply, and annually submit DR-501SC by March 1. Applies only to taxes levied by Charlotte County.

10% Non-Homestead CAP

Similar to SOH protection, any increase in a non-homestead property’s “assessed” value is limited to 10% and assessed value cannot exceed market value. This applies to all levies other than school district levies.

Widow’s/Widower’s Exemption - $500

To file for this exemption, in addition to providing proof of Florida residency, you must be a widow or widower prior to January 1 of the tax year and bring proof of your spouse’s death. Divorced persons do not qualify for this exemption.

Disability Exemption - $500

In addition to Florida residency, you must provide one of the following:
- Proof of total and permanent disability from one (1) licensed Florida physician, the U. S. Veteran’s Administration or the Social Security Administration.
- Proof of legal blindness.