

# Palm Beach County Property Appraiser's Office

## October 2020 Newsletter



### Taxpayers:

Welcome fall!

As a reminder, my office continues to implement measures to ensure the health and safety of our staff, while also maintaining the highest level of safe service to the taxpayers of Palm Beach County during the COVID-19 pandemic.

Our office is open to the public, however we encourage you to contact us via phone: 561.355.3230, email: [PAO@pbcgov.org](mailto:PAO@pbcgov.org) or utilize our online services at our website: [www.pbcgov.org/PAPA](http://www.pbcgov.org/PAPA).

The end of the 2020 tax year is fast approaching and October is a busy month in my office as we certify the ad valorem tax roll to the Palm Beach County Tax Collector's Office. The Tax Collector will mail the 2020 tax bills on November 1st.

Also during this time, petition hearings will begin led by the Palm Beach County Clerk and Comptroller's Value Adjustment Board (VAB) for property owners who filed a petition because they disagree with their property assessment or denied exemption. On average, the number of petitions filed in Palm Beach County is low, typically less than 1% of the total parcels in the County. For questions about petition hearings, go to the VAB website: <https://www.mypalmbeachclerk.com/publicfunds/value-adjustment-board-vab>

This year, the general election will be held on November 3, 2020 and there will be six proposed amendments on the ballot. To be added to the state constitution, voters must approve each amendment with a majority of 60% of the vote.

This month's newsletter will provide explanations for Amendments 5 and 6, which affect Florida property taxes. I hope you will find this information helpful.

*We Value What You Value.*

**Respectfully,**

**Dorothy Jacks, CFA, AAS**  
**Palm Beach County Property Appraiser**



## **Upcoming General Election - Tuesday, November 3, 2020**

Below is a summary of Amendments 5 and 6, which will be on the ballot for the general election, held on Tuesday, November 3rd.

### **Amendment 5 – Limitation on Homestead Assessments**

**Language:** Proposing an amendment to the State Constitution, effective date January 1, 2021, to increase, from two years to three years, the period of time during which accrued 'Save Our Homes' benefits may be transferred from a prior homestead to a new homestead.

The 'Save Our Homes' (SOH) benefit caps taxable assessment increases on homesteaded property at 3% a year, and it allows sellers to take or "port" their current savings with them when buying a new Florida property, providing they do so within the designated time frame and meet other requirements.

Under the "portability" component of the homestead exemption, a homeowner can transfer up to \$500,000 of the accrued benefit from their former primary residence to their new home. To transfer the SOH benefit, homeowners had to claim that exemption within two years - the law sets the timeline based on the tax roll year.

Amendment 5 would extend the time frame from two tax years to three tax years for property owners to transfer or "port" all or part of their homestead assessment difference to a new homestead anywhere in Florida.

For Palm Beach County, Amendment 5 applies to 330,000 current property owners with homestead exemptions.

### **Amendment 6 - Ad Valorem Tax Discount for Spouses of Certain Deceased Veterans Who Had Permanent, Combat-Related Disabilities**

**Language:** Provides that the homestead property tax discount for certain veterans with permanent combat-related disabilities carries over to such veteran's surviving spouse who holds legal or beneficial title to, and who permanently resides on, the homestead property, until he or she remarries or sells or otherwise disposes of the property. The discount may be transferred to a new homestead property of the surviving spouse under certain conditions. The amendment takes effect January 1, 2021.

If passed, Amendment 6 would transfer a deceased veteran's combat related property tax discount to their surviving spouse. The discount would remain in effect until the spouse remarries, dies or sells or disposes of the property.

As always, the Property Appraiser's position is to adhere to the law concerning the outcome of any constitutional amendment. If Amendments 5 and 6 receive approval from the voters, we will make any necessary changes to our processes to comply with the new laws.

If you have any questions regarding Amendments 5 and 6, please call our office (Exemption Services Department) at 561.355.2866.

### **Office Closed Due to Holiday**

The Palm Beach County Property Appraiser's Office (including all of our Service Centers) will be closed on Columbus Day, Monday, October 12, 2020. We will resume normal business hours on Tuesday, October 13, 2020 at 8:30 a.m.