

Real Estate News
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A Guide to Florida Property Taxes



When buying a home, property taxes are just one of the many things you have to factor in. As these increase over time, you need to know how they'll impact your budget and enjoyment of your home. Property taxes vary widely in Florida from county to county and even within counties. So, how do you know how much you'll pay in real estate taxes?

Our guide to Florida property taxes breaks down everything you need to know to understand Florida's property tax system and gives advice for calculating your tax burden.

About Florida Property Taxes

Florida is one of the few states without a state income tax. One of the ways it makes up for that untapped revenue is through property taxes.

Every Floridian is required to pay property taxes on their home or land. Around 50% of public education and 30% of local government funding is from property taxes. The funds help operate public schools, libraries, medical services, and vital infrastructure.

The local property appraiser sets the tax amount you pay each year, and it is effective from January 1 onwards. It should be noted that only school buildings, churches, and government properties are exempt from paying property taxes in Florida.

Florida property taxes are calculated by the Florida Department of Revenue. The amount of tax you owe depends on the value of your property plus the county and municipality in which it is located.

How Florida Property Taxes Work

In Florida, each county sets its own millage rate, which is used to calculate personal property taxes. One mil equals \$1,000 of value; expressed another way, one mil equals \$1. The millage rates are the same across property categories, so a residential property has the same millage as an industrial property. Florida has 640 local governments (county, municipal, school boards, and special districts) that assess a property tax.

The property appraisers in each county set the property's value based on its anticipated January 1 value. Each property owner is notified in August of the impending tax bill via a yearly Notice of Proposed Property Taxes from the county property appraiser. The tax notice has the home's value and proposed local millage rates. After the local governments have finalized their budget estimates in late October or November, the county tax collector sends a tax bill to each residence.

Property taxes are due March 31. Florida owners of property can receive up to 4% off their tax bill by paying early. If the tax payment is late, the local collector sets a Tax Certificate on that property, which is sold to investors or debt collectors.

Florida's Department of Revenue verifies that the information from each local government is accurate, approves its budget, and ensures the taxing rates comply with Florida Truth-in-Millage (TRIM) requirements. One TRIM benefit is it limits the maximum millage rate based on the per capita Florida personal income. In 2019, the maximum millage rate was 1.0339.

To calculate your Florida property taxes, or conduct a property tax assessment, you will need to know the following:

- The assessed value of your property
- The millage rate for your county, city, and/or special district
- Any exemptions or special programs that apply to you

The Florida Department of Revenue determines your property's assessed value. The millage rate is set by each individual county and may vary from year to year. You can find the millage rate for your county on the Florida Department of Revenue website.

Appealing your home value

You can't change the millage rate, but you can appeal the appraised property value. You can discuss this directly with the property appraiser's office or file a petition with the county value adjustment board (VAB).

Each county has a five-member VAB, which reviews and decides on assessment, classification, or exemption challenges. The value adjustment board is not affiliated with the property appraiser or tax collector. Value adjustment boards are unable to modify local governments' millage rates.

Florida homestead exemptions

Florida homestead exemptions are available to Florida residents who own and live in a home as their primary permanent residence. Florida homestead exemptions remove a portion of the property's value from taxation, which means you will pay lower taxes on your home.

Potential Florida homestead exemptions are:

- A \$25,000 exemption for all homeowners on all property taxes, including school board
- An additional \$25,000 exemption on the value from \$50-\$75K for non-school taxes only

How does the homestead exemption work? Here are a few examples to make it clearer:

Home Assessed Value \$50,000

The first \$25,000 of value is exempt from all property tax. The remaining \$25,000 of value is taxable.

Assessed value \$75,000

The first \$25,000 of value is exempt from all property tax, the second \$25,000 of value is taxable by all parties, and the remaining \$25,000 of value is exempt from non-school taxes.

Assessed value \$100,000

The first \$25,000 of value is exempt from all property tax, the next \$25,000 of value is taxable, the third \$25,000 of value is exempt from non-school taxes, and the remaining \$25,000 of value is taxable.

In addition to primary residence homestead exemptions, Florida has a unique Save Our Homes Benefit exemption.

After the first year, a home receives a homestead exemption and is appraised at its just value. The assessment for each following year may not increase more than 3% or the percent change in the consumer price index (CPI), whichever is lower.

Florida has additional exemption options for active duty military and veterans. These can include a \$5,000 reduction in property assessed value up to a complete property tax exemption.

Owners with disabilities, spouses of first responders killed in the line of duty, and those renovating their homes to accommodate related seniors also have special tax benefits.

To receive a Florida homestead exemption, you can apply online, by mail, or at your county property appraiser's office.

How Florida property taxes compare

Florida's property tax rates are relatively low when compared to other states. WalletHub ranked Florida no. 24 in the nation for effective property tax rates in 2021, with the average homeowner paying 0.89% of their home's value in taxes each year.

For a Florida median home value of \$215,300, that translated to paying \$1,914 in property taxes. In contrast, the national median tax bill was \$2,197.

Of course, what you'll truly pay for property tax will vary widely across the state and your location. Looking at the average total property tax millage rates in 2021 published by Florida Tax Watch the highest effective rates were paid in St. Lucie, Alachua, Broward, and Duval counties. The highest per capita total property tax levies were Monroe (\$3,435), Walton (\$3,289), and Collier (\$3,081) counties.

The lowest per capita total property taxes were in Union (\$335), Holmes (\$408), and Jackson (\$526).

The resource also shows the highest per capita school district property tax levies, and independent special district levies were paid in Walton County, Collier County, and Monroe County. The highest municipal taxes were paid in Broward (Fort Lauderdale, Pompano Beach, and Hollywood), Palm Beach (West Palm Beach, Boca Raton, and Jupiter), and Monroe (Florida Keys, Key West) counties.

When are Florida property taxes due?

Florida property taxes are typically due November 1 and become delinquent after March 31 of the following year.

Many counties offer an early bird discount of up to 4% for paying a tax bill early; check with the individual county.

Starting April 1, your property taxes are late. County assessors can charge penalties and late fees. For instance, Broward County charges 3% interest plus advertising costs.

Once the property tax is late, a Tax Certificate is filed against the property, which is a lien on the property. This certificate can be auctioned on or before June 1. Interest continues to accrue on the debt until the Tax Certificate is redeemed. The taxpayer must pay it with cash, certified funds, or a wire transfer.

If the debt is unpaid after two years, the Tax Certificate holder can file a Tax Deed Application, and the property can be sold to redeem the investment costs.

Who can help me figure out Florida property taxes?

Your Florida county appraisers office will have the most up-to-date and specific information on your home, exemptions, and tax bill. Some have interactive calculators that allow you to estimate tax bills based on the property address.

The Florida Department of Revenue also provides an overview of Florida property taxes and contact information for each county property appraiser.

Another source for identifying who to contact in the area you're looking for a house may be your professional real estate agent. They could know about county or school board discussions regarding higher taxes or new special assessments. They might also know about school district millage rates and special tax districts for certain areas that interest you.

Let us know if you have any further questions about Florida property taxes. As always, we are here to help with all your real estate needs.

Frequently Asked Questions About Florida Property Tax:

At what age do you stop paying property taxes in Florida?

There isn't a specific age when property taxes end in the Sunshine State, but seniors 65 and older may be eligible for substantial exemptions.

Which US state has the highest property taxes?

As of 2024, New Jersey has the highest real estate taxes in the country, with an effective rate on owner-occupied properties of 2.08%. Homeowners in New Jersey pay a median property tax of approximately \$9,000 annually.

Where is the cheapest property tax in Florida?

Florida's cheapest property taxes are in Dixie County, with a median annual property tax payment of only \$543. Other counties with low property taxes include Holmes County and Jackson County, located in Florida's Panhandle.

Do you pay real property taxes in Florida if you are 100% disabled?

Residents with a permanent disability living in Florida may be eligible for a total exemption from real estate property taxes on their homestead property. This exemption is available to veterans and non-veterans with specific permanent disability requirements.

Honorably discharged veterans with a 100 service-connected disability, as well as individuals (non-veterans) using a wheelchair or who are legally blind, may qualify for a full exemption from property taxes on their primary residence.

Does the military pay property taxes in Florida?

Active-duty military service members do pay property taxes in Florida. However, they may be eligible for various benefits and exemptions that can help reduce their actual tax liability. All exemptions or discounts must be submitted through the applicant's local property appraiser for approval. According to the portal MyArmyBenefits, those benefits are:

1. Eligible resident veterans with a VA-certified service-connected disability of 10% or more are entitled to a \$5,000 property tax exemption.
2. Veterans with a service-connected, total, and permanent disability, or those using a wheelchair, are eligible for a full property tax exemption on their homestead.
3. Veterans 65 and older with a service-connected combat disability are eligible for a property tax discount proportional to their disability rating.
4. Active-duty service members deployed outside the U.S. for designated operations can receive a property tax exemption, with the percentage of the exemption based on the length of their deployment during the previous year.
5. Surviving spouses of service members killed in active duty due to service-related causes are eligible for a full exemption from property taxes on their primary residence.

What taxes do senior citizens pay in Florida?

Seniors aged 65 or older can be eligible for the Senior Citizen Exemption, which offers an additional homestead exemption of up to \$50,000 if their household income is below \$31,100.

In addition, Florida does not tax Social Security benefits, and there is no state income tax, which provides further relief for retirees.

Seniors can also benefit from the Homestead Exemption and, in some cases, may qualify for exemptions related to disability or widow/widower status, further lowering their property tax liabilities.

Can you buy properties in Florida with delinquent taxes?

You can purchase properties with delinquent taxes in Florida through a tax deed sale. When property owners fail to pay their taxes, the county issues tax certificates to investors, which become liens on the property.

After two years of failing to meet their Florida property tax obligations, the certificate holder can request a tax deed sale, where the property is auctioned to the highest bidder to cover the debt. Buyers should note that tax deed sales are “as-is” purchases, and the property may come with existing liens or other complications.

What are non-ad valorem assessments?

Non-ad valorem assessments are fixed charges on a property tax bill unrelated to the value of the house or property. They fund specific services like stormwater management, waste collection, and fire protection. Unlike ad valorem taxes, these assessments are the same for all homeowners in the area receiving the service. Non-ad valorem assessments are listed on the annual tax bill and can vary by county based on the services provided .

What are the counties in Florida with the higher property taxes?

In Miami-Dade County, Palm Beach County, and Broward County, residents shoulder the state’s higher tax burdens:

- Miami-Dade County’s median annual property tax payment is \$2,756.
- Palm Beach County residents have a median payment of \$3,956.
- Broward County has a median payment of \$3,343.

Are property taxes included in mortgage payments?

Property taxes are most likely included in your monthly mortgage payments. In most cases, your mortgage company collects partial payments for property taxes as part of your monthly mortgage payment, along with other installment payments like principal, interest, and home-owner's insurance. These funds are placed in an escrow account, and the mortgage company uses them to pay your property taxes when they are due.

Are Florida real estate taxes the highest in the US?

While property taxes in Florida are higher than in some states, they are generally close to the national average. States like New Jersey, Illinois, and Connecticut have much higher property tax rates.