



## Amendment 1 Frequently Asked Questions

### What benefits are now available to me with the passing of Amendment 1?

- 1) An increased homestead exemption in the amount of \$25,000 if your assessed value exceeds \$75,000.
- 2) Portability of some or all of your "Save Our Homes" benefit.
- 3) A \$25,000 exemption applied to your Tangible Personal Property account, and
- 4) A 10% annual assessment limitation for any non-homestead property you might own.

Visit our website at [www.leepa.org](http://www.leepa.org) for additional information.

### What documentation is required from a person applying for the transfer of a homestead assessment limitation difference (Portability)?

Each applicant will have to fill out Form DR-501T, "Transfer of Homestead Assessment Difference", in the office of the property appraiser of the county in which their new home is located. In Lee County, the form, "Original Application for Ad Valorem Tax Exemption" should be completed in order to apply for the homestead exemption on the new homestead.

### If a person sold a homestead in December 2006, purchased a new property in December 2006 and claimed a homestead exemption on the new property as of January 1, 2007, can that person transfer (port) the assessment limitation differential from the 2006 homestead to the new homestead in 2008?

No. Section 193.155(8), F.S. states that the following two conditions must be met in order to transfer an assessment limitation difference in 2008. First, the previous homestead must have received a homestead exemption on January 1, 2007. Second, the new homestead must qualify for a homestead exemption on January 1, 2008.

### Can a person who sold a homestead in 2006 transfer the assessment difference to a new homestead established as of January 1, 2008?

No, the law does not provide for the transfer of homestead assessment limitation differences from homesteads abandoned prior to January 1, 2007.

Section 193.155(8), F. S., states "A person who establishes a new homestead as of January 1, 2008, is entitled to have the new homestead assessed at less than just value only if that person received a homestead exemption on

January 1, 2007". The law also does not allow the transfer of an assessment limitation difference from a homestead abandoned in 2006 even if the person received a homestead exemption on a new homestead on January 1, 2007 and subsequently abandoned that homestead and established a new homestead on January 1, 2008.

### What do I have to do to receive the Tangible Personal Property exemption?

You automatically qualify for this exemption when you file your Tangible Personal Property tax return.

### Are any other exemptions automatic?

Yes, the additional \$25,000 homestead exemption is automatic if you presently have a valid homestead exemption.

### For more "Frequently Asked Questions", visit the Department of Revenue website:

<http://dor.myflorida.com/dor/property/sb4d.html>

### Important Dates to Remember

**January 1-** Date of assessment-Exemption Applicant must own and reside upon the property as of this date in order to qualify for filing for the current tax year.

**January 1 through March 1-** Filing period begins January 1st and ends March 1st for ALL Exemptions. This includes: Homestead, Widow/Widower, Veteran and Non-Veteran Disability, Senior, Wholly-Total Exempt, Personal, Institutional, Charitable, Agricultural Classifications, Portability of Save Our Homes can be late filed up to the 25th day after the mailing of the TRIM Notice (see below). Applications filed after the March 1 deadline are considered "late filed" and may not qualify until the upcoming tax year. If you believe you qualify, do not hesitate to apply.

**\*August-** Notice of Proposed Taxes (TRIM Notice) is mailed in mid-August. Review this document carefully as it contains important information regarding your exempt status and your SOH benefit. If you believe you qualified for an exemption or SOH benefit and the TRIM Notice does not reflect same, contact our office immediately. This Notice provides the statutory deadline for filing Value Adjustment Board petitions.

**\*September-** Value Adjustment Board (VAB) petition filing deadline as stated on TRIM Notice.

**\*November-** Tax bills sent out by Tax Collector's Office on or about November 1st.

**\*Exact date varies on a year-to-year basis**



Provided for your  
convenience by:  
**Honorable**  
**Kenneth M. Wilkinson, CFA**  
**Lee County**  
**Property Appraiser**

# Amendment 1



# Get the facts!

**Kenneth M. Wilkinson, CFA**  
**Lee County Property Appraiser's Office**  
**2480 Thompson St., 4th Floor**  
**Fort Myers, FL 33901**

Office Hours: Monday—Friday,  
8:30am to 5:00pm

Phone: 239.533.6150 / 239.533.6100  
Fax: 239.533.6160  
[www.leepa.org](http://www.leepa.org)

Directions: Downtown Fort Myers on the  
corner of Dr. Martin Luther King, Jr. Blvd.  
& Fowler Street  
(4th Floor Constitutional Complex)

## Get the Facts!



Words from

*Honorable*

**Kenneth M. Wilkinson, CFA**  
**Lee County Property Appraiser**

Lee County has made me extremely proud with an 82% voter approval rate for Amendment 1. Amendment 1 originated here in Lee County and set a precedent throughout the state. You wanted an increase in homestead exemption, you wanted portability, you wanted a 10% limitation, and you wanted an exemption for Tangible Personal Property—and you got it!

Read this brochure carefully to insure that you are getting all the benefits and exemptions you have voted for.

My office is here to serve you, the taxpayers of Lee County, so if at any time you have questions please remember our door is always open and our staff is ready to assist you.

Thank you for your support,

Kenneth M. Wilkinson, CFA  
Lee County Property Appraiser



### Increased Homestead Exemption



All persons currently receiving a homestead exemption and who continue to qualify for the exemption will automatically receive an additional \$25,000 homestead exemption on their value that is greater than \$50,000 up to \$75,000.

No further application will be necessary. The exemption applies to all tax levies other than school district levies and those for special benefits.

Note: If the assessed value of a property is less than \$75,000, only a portion of the additional \$25,000 exemption will apply.



### Portability of the "Save Our Homes" Benefit

**Make application to transfer your "Save Our Homes" benefit to your new home.**

The Florida homestead exemption "Save Our Homes" benefit is now "portable" due to the passage of constitutional Amendment 1 on January 29, 2008. The "Save Our Homes" benefit is the **difference** between the assessed value and market value of a homestead property due to the annual limit on increases in assessed value. Portability means that, from now on, you can transfer **some or all** of your old home's "Save Our Homes" benefit to your new home in an amount up to \$500,000. This does not mean that the entire differential of your prior homestead will transfer to your new home, however, it may. If your new home is located in Lee County, you must complete a DR-501T (Transfer of Homestead Assessment Difference) form and submit it to this Office prior to March 1st of the year of application. Visit our website at [www.leepa.org](http://www.leepa.org) to obtain a copy of the required form.



### **Portability for 2008**

Portability first becomes available for homeowners who had a 2007 homestead exemption on their old home and established a new homestead by January 1, 2008. If you moved into a new home by January 1, 2008, you have through March 1, 2008, to apply to your property appraiser for your new homestead exemption and for the transfer of the "Save Our Homes" benefit to your new homestead for 2008. If you have already applied for a homestead exemption on your new home, you must complete a separate application by March 1, 2008, in order to transfer the "Save Our Homes" benefit to your new homestead.

### **Portability for 2009 and thereafter**

If you move into a new home after January 1, 2008, and before January 1, 2009, and had a previous homestead exemption in either 2007 or 2008, you must apply for your 2009 homestead exemption and the transfer of your "Save Our Homes" benefit by March 1, 2009. In future years, you will be able to transfer your

"Save Our Homes" benefit to a new home if you had the homestead exemption on your old home in either of the two preceding years.

### Non-Homestead 10% Annual Assessment Limitation

Florida law requires that all non-homestead residential property and certain residential and non-residential property be assessed at just value as of January 1, 2008. Thereafter, certain non-homestead real property must be reassessed annually and any value change resulting from the reassessment of such property may not exceed 10 percent of the just value of the property in the prior year. 2008 is the base year for the limitation. You do not have to make application in order to receive benefit of the limitation. The limitation is not retained when certain changes in ownership or control occur. Unrecorded changes in ownership or control must be reported to the Property Appraiser by submitting Department of Revenue (DOR) Form DR-430. To obtain the form, visit the DOR website: <http://dor.myflorida.com/dor/forms/2008/dr430.pdf>

### Tangible Personal Property \$25,000 Exemption

Effective for the 2008 tax year, all Tangible Personal Property Accounts such as businesses, rentals, and mobile home attachments, will receive a \$25,000 exemption. A DR-405, Tangible Personal Property Tax Return, must be filed with this Office in the initial year of application to be eligible. For 2008, if your value is less than \$25,000, you may use a DR-405EZ form from our website. Exception: Mobile Home appurtenances do not have to file as they will automatically receive the exemption.

