

The Florida Homestead Exemption Guide

The property tax break every Florida homeowner should claim, why the Save Our Homes cap matters most, and how to file in Marion County.

FREE GUIDE

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I don't just find homes, I engineer your wealth.

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If you buy in Florida and make it your permanent residence, you can cut your taxable value and lock in a cap that protects you as values climb. It is free to claim, and many new residents miss the deadline in year one. This makes sure you do not.

THE BENEFIT

How much you actually save

The exemption reduces the **taxable value** of your primary residence by up to \$50,000:

- ◆ The **first \$25,000** applies to all taxing authorities, including school taxes
- ◆ The **second \$25,000** applies to assessed value between \$50,000 and \$75,000, and not to school taxes

Since 2025, that second portion adjusts for inflation under Amendment 5 (approved November 2024):

TAX YEAR	TOTAL EXEMPTION VALUE
2025	\$50,722
2026	\$51,411

THE REAL PRIZE

Save Our Homes, the 3 percent cap

Once homesteaded, the **Save Our Homes** cap limits how much your assessed value can rise each year to **3 percent or the change in CPI, whichever is lower**. Market value can jump 10 to 15 percent in a hot Ocala year, but your capped value cannot follow it up that fast. Over five or ten years, that gap can become the single largest tax benefit you own.

PORTABILITY

When you sell and buy another Florida homestead, you may transfer your accumulated Save Our Homes savings, up to \$500,000, to the new home. Ask the Marion County Property Appraiser about the current portability window and math.

DO NOT MISS THIS

Who qualifies and the March 1 deadline

- ◆ Hold title to the property
- ◆ Occupy it as your **permanent residence as of January 1** of that year
- ◆ File by **March 1** of that year

Miss March 1 and you generally wait until next year. If you closed in the second half of the year, calendar the deadline now.

STEP BY STEP

How to file in Marion County

- ◆ Confirm the home is your permanent residence
- ◆ Gather proof: Florida driver license or ID, Florida vehicle registration, voter registration at the address, plus your recorded deed
- ◆ File with the Marion County Property Appraiser (online or in person). You file once; it renews automatically
- ◆ Review your August TRIM notice to confirm the exemption applied

MORE SAVINGS

Additional exemptions to check

- ◆ Additional exemptions for widows and widowers, and for legally blind or totally disabled residents
- ◆ Exemptions for disabled veterans, with a full exemption for those totally and permanently disabled from service
- ◆ An additional senior exemption for qualifying residents 65 and older within income limits
- ◆ Relief for surviving spouses of first responders and military members who died in the line of duty

NEXT STEP

Let's talk about your move

I give every client a homestead and deadline checklist at closing so nothing slips through the cracks.

DM **HOMESTEAD** to @gonzalez.realtor on Instagram, or visit searchocalahomes.com

PLEASE NOTE

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